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Independent Auditor’s Report

To the Members of SPL Housing Projects Private Limited

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of SPL Housing Projects Private Limited (‘the Company’), which comprise the Balance Sheet as at 31 March 2025, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.

2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (‘the Act’) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards (‘Ind AS’) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing 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 (‘ICAI’) 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.

Information other than the Financial Statements and Auditor’s Report thereon

4. The Company’s Board of Directors are responsible for the other information. The other information comprises the information included in the Director’s Report, but does not include the financial statements and our auditor’s report thereon.

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

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

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

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

5. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

6. In preparing the financial statements, the Board of Directors 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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

7. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

9. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

   - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances 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 with reference to financial statements 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 Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and

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

10. 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.

Report on Other Legal and Regulatory Requirements

11. Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable.

12. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act we give in the Annexure I a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

13. Further to our comments in Annexure I, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, 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 purpose of our audit of the accompanying financial statements;

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 paragraph 13(h)(vi) below on reporting under Rule 11 (g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

c) The financial statements dealt with by this report are in agreement with the books of account;

d) In our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;

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

f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 13(b) above on reporting under section 143(3)(b) of the Act and paragraph 13(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended)];

g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2025 and the operating effectiveness of such controls, refer to our separate report in Annexure II wherein we have expressed an unmodified opinion; and

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

i. The Company does not have any pending litigation which would impact 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 as at 31 March 2025;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2025;

iv.

a. The management has represented that, to the best of its knowledge and belief as disclosed in note 33 (i) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person or entity, including foreign entities (‘the intermediaries’), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (‘the Ultimate Beneficiaries’) or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

b. The management has represented that, to the best of its knowledge and belief as disclosed in note 33 (ii) to the financial statements, no funds have been received by the Company from any person or entity, including foreign entities (‘the Funding Parties’), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (‘Ultimate Beneficiaries’) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

v. The Company has not declared or paid any dividend during the year ended 31 March 2025.

vi. As stated in Note 32 to the financial statements and based on our examination which included test checks, except for instances/matters mentioned below, the Company, in respect of financial year commencing on 1 April 2024, 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 other than the consequential impact of the exception given below. Furthermore, 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 **Walker Chandiok & Co LLP**
Chartered Accountants
Firm’s Registration No.: 001076N/N500013

sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 25213356BMKZAF1840

Place: Hyderabad
Date: 27 May 2025
Chartered Accountants

Annexure 1 referred to in paragraph 12 of the Independent Auditor's Report of even date to the members of SPL Housing Projects Private Limited on the financial statements for the year ended 31 March 2025

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

(i) The Company does not have any property, plant and equipment, intangible assets, right-of-use assets or investment property and accordingly, reporting under clause 3(i) of the Companies (Auditor's Report) Order, 2020 (hereinafter referred to as 'the Order') is not applicable to the Company.

(ii) (a) The inventories held by the Company comprise work-in-progress of projects under development. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and continuous project progress monitoring by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on aforesaid physical verification.

(b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets at any point of time during the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) (a) The Company has provided loans to others during the year as per details given below:

(₹ in lakhs)

Particulars	Guarantees	Security	Loans	Advances in the nature of Loans
Aggregate amount provided/granted during the year: - Holding Company	Nil	Nil	7,762.82	Nil
Balance outstanding as at balance sheet date: - Holding Company	Nil	Nil	1,705.19	Nil

(b) In our opinion, and according to the information and explanations given to us, the terms and conditions of the grant of all loans are, prima facie, not prejudicial to the interest of the Company.

(c) According to the information and explanations given to us, loan granted by the Company amounting to ₹ 1,705.19 lakhs are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. Further, such loans and interest thereon have not been demanded for repayment as on date.

(d) There is no amount which is overdue for more than 90 days in respect of loans amounting to ₹ 1,705.19 lakhs granted to such companies, firms, LLPs or other parties.

(e) The Company has not granted any loan which has fallen due during the year. Further, no fresh loans were granted to any party to settle the overdue loans that existed as at the beginning of the year.

(f) The Company has granted loan which are repayable on demand as per details below:

(₹ in lakhs)

Particulars	All Parties	Promoters	Related parties
Aggregate of loans/advances in nature of loan			
- Repayable on demand (A)	7,762.82	7,762.82	Nil
- Agreement does not specify any terms or period of repayment (B)	Nil	Nil	Nil
Total (A+B)	**7,762.82**	**7,762.82**	**Nil**
Percentage of loans/advances in nature of loan to the total loans	**100%**	**100%**	**NA**

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

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

(vi) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's business activities. Accordingly, reporting under clause 3(vi) of the Order is not applicable

(vii) (a) In our opinion, and according to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including goods and services tax, income-tax, cess and other material statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, we report that there are no statutory dues referred to in subclause (a) above that have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanations given to us, we report that no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.

(ix) (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender. Further, in respect of loans availed by the Company amounting to ₹ 5,681 lakhs, the schedule of repayment of principal and the payment of the interest has not been stipulated and accordingly, we are unable to comment as to whether the repayments/receipts of principal interest are regular.

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

(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 these were obtained.

(d) In our opinion and according to the information and explanations given to us, the Company has not raised any funds on short term basis during the year. Accordingly, reporting under clause 3(ix)(d) of the Order is not applicable to the Company.

(e) According to the information and explanations given to us, the Company does not have any subsidiaries, associates or joint ventures. Accordingly, reporting under clause 3(ix)(e) and clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.

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

(b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.

(c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.

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

(xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company, with the related parties are in compliance with section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements etc., as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act. Further, according to the information and explanations given to us, the Company is not required to constitute an audit committee under section 177 of the Act.

(xiv) According to the information and explanations given to us, the Company is not required to and consequently, does not have an internal audit system as per the provisions of section 138 of the Act. Accordingly, reporting under clause 3(xiv) of the Order is not applicable to the Company.

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

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), (b) and (c) of the Order are not applicable to the Company.

(d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.

(xvii) The Company has not incurred cash losses in the current financial year but had incurred cash losses amounting to ₹ 4,575.89 lakhs in the immediately preceding financial year.

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

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information in the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

(xx) According to the information and explanations given to us, the Company does not meet the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and according, reporting under clause 3(xx) of the Order is not applicable to the Company.

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

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

sd/-

Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 25213356BMKZAF1840

Place: Hyderabad
Date: 27 May 2025

Annexure II to the Independent Auditor's Report of even date to the members of SPL Housing Projects Private Limited on the financial statements for the year ended 31 March 2025

Independent Auditor's Report on the internal financial controls with reference to the financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the financial statements of SPL Housing Projects Private Limited ('the Company') as at and for the year ended 31 March 2025, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

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

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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 for the Audit of the Internal Financial Controls with Reference to Financial Statements

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

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, 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.

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

Meaning of Internal Financial Controls with Reference to Financial Statements

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2025, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

sd/-
Nikhil Vaid
Partner
Membership No.: 213356
UDIN: 25213356BMKZAF1840
Place: Hyderabad
Date: 27 May 2025

SPL HOUSING PROJECTS PRIVATE LIMITED

Regd. Off: Lakshmi Neela Rite Choice Chamber New No. 9 Bazulla Road, T.Nagar Chennai 600017

CIN: U70109TN2014PTC094759

Email ID: companysecretary@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) Non-current tax assets	2	41.47	27.92
	(b) Deferred tax assets	3	1,683.87	2,690.24
	Total non-current assets		**1,725.34**	**2,718.16**
	Current assets			
	(a) Inventories	4	8,219.15	11,568.03
	(b) Financial assets			
	(i) Loans	5	1,705.19	-
	(ii) Investments	6	230.35	-
	(iii) Trade receivables	7	2,471.26	253.94
	(iv) Cash and cash equivalents	8	4,043.68	529.17
	(c) Other current assets	9	450.08	210.61
	Total current assets		**17,119.71**	**12,561.75**
	Total assets		**18,845.05**	**15,279.91**
II.	**EQUITY AND LIABILITIES**			
	Equity			
	(a) Equity share capital	10	1.00	1.00
	(b) Other equity	11	(4,997.95)	(8,021.32)
	Total Equity		**(4,996.95)**	**(8,020.32)**
	Liabilities			
	Current liabilities			
	(a) Financial liabilities			
	(i) Borrowings	12	11,071.78	12,917.92
	(ii) Trade Payables	13		
	(a) Total outstanding dues of micro and small enterprises		47.64	0.30
	(b) Total outstanding dues of creditors other than (ii)(a) above		258.90	272.98
	(iii) Other financial liabilities	14	2,352.63	1,283.05
	(b) Other current liabilities	15	10,111.05	8,825.98
	Total current liabilities		**23,842.00**	**23,300.23**
	Total equity and liabilities		**18,845.05**	**15,279.91**
	Summary of material accounting policies	1.2		

The accompanying notes referred to above form an integral part of the financial statements

As per report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N5000103

Sd-

Nikhil Vaid
Partner
Membership No.: 213356

Hyderabad
27 May 2025

For and on behalf of the Board of Directors of
SPL Housing Projects Private Limited

Sd-	Sd-
Gopalakrishnan J	**K R Ramesh**
Director	Director
DIN: 02354467	DIN: 02058969
Bengaluru	Bengaluru
27 May 2025	27 May 2025

SPL Housing Projects 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	16	11,510.50	1,345.62
Other income	17	545.24	49.12
Total Revenue		**12,055.74**	**1,394.74**
Expenses			
Land Cost		1,500.00	141.66
Material and Construction Cost		595.38	3,029.57
Changes in inventories	18	3,348.88	(2,593.96)
Finance costs	19	645.25	9.59
Other expenses	20	1,936.49	5,383.77
Total Expenses		**8,026.00**	**5,970.63**
Profit/(loss) before tax		**4,029.74**	**(4,575.89)**
Tax expense/ (credit)	21		
- Deferred tax expense/ (credit)		1,006.37	(1,146.41)
		1,006.37	**(1,146.41)**
Profit/(loss) for the year		**3,023.37**	**(3,429.48)**
Other comprehensive income		-	-
Total comprehensive profit/(loss) for the year		**3,023.37**	**(3,429.48)**
Earnings/ (Loss) per equity share	22		
Basic (₹)		30,233.70	(34,294.80)
Diluted (₹)		30,233.70	(34,294.80)
Summary of material accounting policies	1.2		

The accompanying notes referred to above form an integral part of the financial statements

As per report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N5000103

Sd-

Nikhil Vaid
Partner
Membership No.: 213356

Hyderabad
27 May 2025

For and on behalf of the Board of Directors of
SPL Housing Projects Private Limited

Sd-	Sd-
Gopalakrishnan J	**K R Ramesh**
Director	Director
DIN: 02354467	DIN: 02058969
Bengaluru	Bengaluru
27 May 2025	27 May 2025

SPL Housing Projects Private Limited
Statement of Cash Flows for the year ended 31 March 2025
(All amounts in ₹ lakhs, unless otherwise specified)

	Year ended 31 March 2025	Year ended 31 March 2024
A. Cash flows from operating activities:		
Net profit / (loss) before tax	**4,029.74**	**(4,575.89)**
Adjustments to reconcile profit / (loss) before tax to net cash flows		
Finance costs	645.25	9.59
Liability no long payable written back	(0.19)	-
Interest on income tax refund	(1.68)	-
Interest on fixed deposits	(2.01)	(48.77)
Interest from loans given to related parties	(508.62)	-
Fair value loss on financial instruments at FVTPL	101.75	3,348.08
Operating profit / (loss) before working capital changes	**4,264.24**	**(1,266.99)**
Working capital adjustments:		
Decrease / (Increase) in inventories	3,348.88	(2,593.96)
(Increase) in trade receivables	(2,217.32)	(57.32)
(Increase) in loans and advances and other assets	(239.47)	(126.10)
Increase / (Decrease) in trade payables	33.45	(70.73)
Increase in other liabilities	2,270.95	8,506.98
Cash flow generated from operating activities	**7,460.73**	**4,391.88**
Income tax (paid), net	(13.55)	(22.82)
Net cash flows generated from operating activities	**7,447.18**	**4,369.06**
B. Cash flows from investing activities		
Interest income received	3.69	48.77
Investment in mutual Funds	(221.37)	-
Loan to related parties	(7,762.82)	-
Recovery of loans given to related parties	6,566.25	-
Net cash flows (used in) / generated from investing activities	**(1,414.25)**	**48.77**
C. Cash flows from financing activities		
Proceeds from borrowings	7,700.00	-
Repayment of borrowings	(2,214.67)	-
Redemption of non-convertible debentures	(3,843.05)	(4,597.84)
Redemption of optionally-convertible debentures	(3,459.24)	-
Loans availed from related parties	2,218.79	272.23
Loans availed from related parties, repaid	(2,264.15)	(307.55)
Finance costs paid	(656.10)	-
Net cash flows (used in) financing activities	**(2,518.42)**	**(4,633.16)**
Net increase/(decrease) in cash and cash equivalents (A + B + C)	**3,514.51**	**(215.33)**
Cash and cash equivalents at the beginning of the year	529.17	744.50
Cash and cash equivalents at the end of the year (refer note 8)	**4,043.68**	**529.17**

Note:
Changes in financing liabilities arising from cash and non cash changes

Particulars	01 April 2024	Cash flows (net)	Non cash changes: Fair value changes	Non cash changes: Accued interest and amotization of transaction cost	31 March 2025
Non-convertible debentures	3,708.56	(3,843.05)	134.49	-	-
Optionally convertible debentures	9,164.00	(3,459.24)	(23.76)	-	5,681.00
Loan from related parties	45.36	(45.36)	-	-	-
Term loans	-	5,485.33	-	(94.55)	5,390.78
Total	**12,917.92**	**(1,862.32)**	**110.73**	**(94.55)**	**11,071.78**

Particulars	01 April 2023	Cash flows (net)	Non cash changes: Fair value changes	Non cash changes: Accrued interest	31 March 2024
Non-convertible debentures	7,217.32	(4,597.84)	1,089.08	-	3,708.56
Optionally convertible debentures	6,905.00	-	2,259.00	-	9,164.00
Loan from related parties	71.09	(35.32)	-	9.59	45.36
Total	**14,193.41**	**(4,633.16)**	**3,348.08**	**9.59**	**12,917.92**

As per report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N5000103

Sd-

Nikhil Vaid
Partner
Membership No.: 213356

Hyderabad
27 May 2025

For and on behalf of the Board of Directors of
SPL Housing Projects Private Limited

Sd-

Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
27 May 2025

Sd-

K R Ramesh
Director
DIN: 02058969

Bengaluru
27 May 2025

SPL Housing Projects 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

Particulars	Reserves and surplus	
	Retained Earnings	Total
Balance as at 01 April 2023	(4,591.84)	(4,591.84)
Loss for the year	(3,429.48)	(3,429.48)
Balance as at 31 March 2024	**(8,021.32)**	**(8,021.32)**
Profit for the year	3,023.37	3,023.37
Balance as at 31 March 2025	**(4,997.95)**	**(4,997.95)**

As per report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N5000103

Sd-

Nikhil Vaid
Partner
Membership No.: 213356

Hyderabad
27 May 2025

For and on behalf of the Board of Directors of
SPL Housing Projects Private Limited

Sd-

Gopalakrishnan J
Director
DIN: 02354467

Bengaluru
27 May 2025

Sd-

K R Ramesh
Director
DIN: 02058969

Bengaluru
27 May 2025

1 Company overview and material accounting policies

1.1 Company overview

SPL Housing Projects Private Limited ('the Company'), was incorporated on 29 January 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, Tamilnadu-600017. The Company is engaged in the business of development of real estate projects.

1.2 Material accounting policies

a. Statement of compliance

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

The financial statements for the year ended 31 March 2025 were authorized and approved for issue by the Board of Directors on 27 May 2025.

b. Basis of preparation of financial statements

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

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

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

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

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

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

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

c. Going Concern

During the year ended 31 March 2025, the Company has made net profit of ₹ 3,023.37 lakhs (31 March 2024: net loss of ₹ 3,429.48 lakhs), and as on that date the Company has accumulated losses aggregating to ₹ 4,997.95 Lakhs (31 March 2024: ₹ 8,021.32 lakhs) and its current liabilities exceeds the current assets by ₹ 6,722.29 lakhs (31 March 2024: ₹ 10,738.48 lakhs). However, as per the management’s cash flow projections and business plan, the Company is expected to make profit and will have sufficient cashflows in the next 12 months and would be able to realize its assets and discharge its liabilities, in the normal course of business. Accordingly, these financial statements have been prepared on going concern basis.

d. 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

e. Recent accounting pronouncements

The Ministry of Corporate Affairs notified new standards or amendment to existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. The Company applied following amendments for the first-time during the current year which are effective from 01 April 2024:

Amendments to Ind AS 116 - Lease liability in a sale and leaseback

The amendments require an entity to recognise lease liability including variable lease payments which are not linked to index or a rate in a way it does not result into gain on Right of Use asset it retains.

Introduction of Ind AS 117

MCA notified Ind AS 117, a comprehensive standard that prescribe, recognition, measurement and disclosure requirements, to avoid diversities in practice for accounting insurance contracts and it applies to all companies i.e., to all "insurance contracts" regardless of the issuer. However, Ind AS 117 is not applicable to the entities which are insurance companies registered with IRDAI.

The Company has reviewed the new pronouncements and based on its evaluation has determined that these amendments do not have any impact on the financial statements.

f. Foreign currency transactions

Functional and presentation currency

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

(a) Initial recognition

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

(b) Conversion

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

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

1.2 Material accounting policies (continued)

g. Current versus non-current classification

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

(i) An asset is classified as current when it is:

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

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

(iii) A liability is classified as current when:

• It is expected to be settled in normal operating cycle
• It is held primarily for the purpose of trading
• It is due to be settled within twelve months after the reporting period, or
• There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

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

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

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

h. Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

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

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

1. The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or

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

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

1) Sale of plots

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

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

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

2) Others

Interest on delayed receipts, cancellation/ forfeiture income and transfer fees etc from customers are recognised based upon underlying agreements with customers and when reasonable certainty of collection is established.

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.

Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

1.2 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.

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.

j. Borrowing cost

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

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

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

k. 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.

l. Earnings per share

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

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

m. 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 period as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws in the countries where the Company operates and generates taxable income.

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

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

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

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

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

n. Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material, using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

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.

1.2 Material accounting policies (continued)

o. Cash flow statement

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

p. Financial assets

Initial recognition and measurement

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

Subsequent measurement

Debt Instruments

Debt instruments at amortized cost

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

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the statement of profit and loss.

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

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

Debt instruments at Fair value through profit and loss (FVTPL)

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

Investment in mutual funds

Investment in mutual funds are measured at fair value through profit or loss (FVTPL).

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.

q. 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.

r. 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.

1.2 Material accounting policies (continued)

s. Impairment of non-financial assets

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

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

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

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

t. Segment reporting

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

1.3 Significant judgements and estimates in applying accounting policies

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

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

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

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

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

(All amounts in ₹ lakhs, unless otherwise specified)

		As at 31 March 2025	As at 31 March 2024
2	**Income tax assets**		
	Advance tax	41.47	27.92
		41.47	**27.92**
3	**Deferred tax assets**		
	Deferred tax asset arising on account of		
	Timing difference on liability carried at fair value	1,102.46	1,937.59
	Carried forward business losses	581.41	752.65
		1,683.87	**2,690.24**

Movement in deferred tax assets

Particulars	01 April 2024	Recognised in OCI	Recognised in profit and loss	31 March 2025
Timing difference on liability carried at fair value	1,937.59	-	(835.13)	1,102.46
Carried forward business losses	752.65	-	(171.24)	581.41
	2,690.24	**-**	**(1,006.37)**	**1,683.87**

Particulars	01 April 2023	Recognised in OCI	Recognised in profit and loss	31 March 2024
Timing difference on liability carried at fair value	1,334.47	-	603.12	1,937.59
Carried forward business losses	209.36	-	543.29	752.65
	1,543.83	**-**	**1,146.41**	**2,690.24**

		As at 31 March 2025	As at 31 March 2024
4	**Inventories (*)**		
	(Valued at cost or net realisable value, whichever is lower)		
	Properties under development	8,219.15	11,568.03
		8,219.15	**11,568.03**

(*) Details of assets pledged are given under note no.23

5	**Loans**		
	Current		
	Unsecured, considered good		
	Loans to related parties (refer note 29)	1,705.19	-
		1,705.19	**-**

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

Type of borrower	As at 31 March 2025		As at 31 March 2024	
	Amount outstanding	Percentage of total	Amount outstanding	Percentage of total
Promoter	1,705.19	100%	-	-
	1,705.19	**100%**	**-**	**-**

6	**Investments (*)**		
	Current		
	Investments carried at fair value through profit or loss (FVTPL)		
	Investment in mutual fund		
	42,870 units (31st March 2024: Nil) in Aditya Birla Sun Life Savings Fund- Growth-Regular Plan	230.35	-
		230.35	**-**
	Aggregate amount of unquoted investments and market value thereof	230.35	-
	Aggregate amount of quoted investments	-	-
	Aggregate amount of impairment in value of investments	-	-

(*) Details of assets pledged are given under note no.23

	As at 31 March 2025	As at 31 March 2024
7 Trade receivables (*)		
Current		
Trade receivables	2,471.26	253.94
	2,471.26	**253.94**
Breakup of security details		
Trade receivables considered good - Secured	2,425.51	197.94
Trade receivables considered good - Unsecured	45.75	56.00
	2,471.26	**253.94**

Trade receivables ageing schedule:

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2025:						
(i) Undisputed Trade receivables-considered good	2,434.17	20.84	16.25	-	-	2,471.26
As at 31 March 2024:						
(i) Undisputed Trade receivables-considered good	160.05	93.89	-	-	-	253.94

(*) Details of assets pledged are given under note no.23

	As at 31 March 2025	As at 31 March 2024
8 Cash and cash equivalents (*)		
Cash on hand	0.67	0.65
Balances with banks		
In current accounts	1,230.53	21.96
In escrow accounts	2,812.48	506.56
	4,043.68	**529.17**

(*) Details of assets pledged are given under note no.23

Note:

The company had undrawn committed borrowing facilities of ₹ 1,500 lakhs (Nil as on 31st March 2024) as on 31st March 2025.

9 Other current assets		
Unsecured, considered good		
Other advances		
Advance to vendors	205.44	24.96
Prepaid expenses	241.01	185.65
Balance with government authorities	3.63	-
	450.08	**210.61**

SPL Housing Projects Private Limited
Summary of material accounting policies and other explanatory information
(All amounts in ₹ lakhs, unless otherwise specified)

10 Equity share capital

	As at 31 March 2025		As at 31 March 2024	
Authorized Share Capital	**Number**	**Amount**	**Number**	**Amount**
Equity share capital of face value of ₹ 10 each				
Equity shares of ₹ 10 each	50,000	5.00	50,000	5.00
	50,000	**5.00**	**50,000**	**5.00**
Issued, subscribed and fully paid up shares				
Equity shares of ₹ 10 each, fully paid-up	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	1.00	10,000	1.00
Changes during the year	-	-	-	-
Balance at the end of the year	**10,000**	**1.00**	**10,000**	**1.00**

b. Details of shareholders holding more than 5% shares and shareholding by the Promoters in the Company

	As at 31 March 2025		As at 31 March 2024	
Name of the equity shareholder	**Number**	**% holding in the class (^)**	**Number**	**% holding in the class (^)**
Equity shares				
Shriram Properties Limited - Promoter of the Company (*)	10,000	100%	10,000	100%

(*) includes 1 equity share held by a nominee of Shriram Properties Limited
(^) there has been no change in the percentage of shares held by the promoters during the reporting periods.

c. Rights attached to the equity shares:
The Company has only one class of equity shares having a par value of ₹ 10. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

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

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

	As at 31 March 2025	As at 31 March 2024
11 Other equity		
Retained earnings	(4,997.95)	(8,021.32)
	(4,997.95)	**(8,021.32)**

Nature of reserves
(a) Retained earnings
Retained earnings represents the accumulated undistributed earnings of the Company as at balance sheet date.

12 Borrowings (#)		
Current		
Secured		
Term Loans		
- from others	5,390.78	-
Debentures (measured at Fair Value Through Profit & Loss)		
Nil (31 March 2024: 680),13% Non Convertible Debentures of ₹ 1,000,000 each	-	3,708.56
Unsecured		
Debentures (measured at Fair Value Through Profit & Loss)		
100 (31 March 2024: 170), Optionally Convertible Debentures of ₹ 1,000,000 each	5,681.00	9,164.00
Loans from related parties	-	45.36
	11,071.78	**12,917.92**

Note:
1 The company has utilized the proceeds from borrowings for the specific purpose for which it was taken at the balance sheet date.
2 The company does not have any charge which is yet to be registered with Registrar of companies (ROC) beyond the statutory period.

(#) Refer note 29 for related party balances

		As at 31 March 2025	As at 31 March 2024
13	**Trade Payables**		
	Total outstanding dues of micro and small enterprises (refer note below)	47.64	0.30
	Total outstanding dues to creditors other than to micro enterprises and small enterprises	258.90	272.98
		306.54	**273.28**

Note

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

Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2025 and 31 March 2024:

Particulars	31 March 2025 (₹)	31 March 2024 (₹)
the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year; (#)		
- Principal	54.91	66.38
- Interest	-	-
(ii) the amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
(iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
(iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
(v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act, 2006.	-	-

(#) includes the amounts reported in note 14 to the financial statements

Trade payables ageing schedule as at 31 March 2025

Particulars	Outstanding for following periods from due date of payment					
	Unbilled/No Dues	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2025						
MSME	47.64	-	-	-	-	**47.64**
Others	255.66	-	3.24	-	-	**258.90**
As at 31 March 2024						
MSME	0.30	-	-	-	-	**0.30**
Others	269.71	3.27	-	-	-	**272.98**

		As at 31 March 2025	As at 31 March 2024
14	**Other financial liabilities**		
	Current		
	Provision for operational expense	936.17	1,119.60
	Cancellation refund due to customers	40.35	7.05
	Payable to Land owner	1,200.00	-
	Refundable deposit	31.00	-
	Other payables (*)	145.11	156.40
		2,352.63	**1,283.05**

(*) Includes ₹ 7.27 lakhs (31 March 2024: ₹ 66.08 lakhs) as on 31 March 2025 towards payable to Micro and Small enterprises

		As at 31 March 2025	As at 31 March 2024
15	**Other current liabilities**		
	Revenue received in advance	10,064.29	8,809.38
	Others		
	Statutory dues	46.76	16.60
		10,111.05	**8,825.98**

(All amounts in ₹ lakhs, unless otherwise specified)

12 Borrowings (continued)

Disclosure of Security

Sl.No	Particulars	Nature of security	Repayment details	Interest rate	31 March 2025	31 March 2024
Debentures (Secured)						
1	**Non - convertible debentures issued to ASK Real Estate Special Opportunity Fund - IV**	a) An exclusive charge by way of mortgage over the project land of "Shriram Pristine"; b) An exclusive charge by way of hypothecation on the movable and current assets of the Company; c) Corporate guarantee of the Promoter; and d) An exclusive pledge of the 100% shareholding by the Promoters in the Company.	a) Redeemable on the expiry of 3 years from the date of allotment of such debentures b) NCDs to carry a minimum coupon rate of 13% with coupon payable on a quarterly basis c) Right to get an IRR of 20% subjected to availability of cash flows.		-	3,708.56
Debentures (Unsecured)						
2	**Optionally convertible debentures issued to Shriram Properties Limited**	Unsecured	a) Tenure of 6 years from the date of allotment of the debentures b) OCD carry minimum coupon rate of 13% p.a. and c) Right to participate in the surplus cash flows along with NCD holders in the ratio of 20:80 for OCDs and NCDs respectively, until NCD holders get the IRR of 20%; and right to participate in the surplus available, if any, after settling the NCDs.		5,681.00	9,164.00
Term loans from others (Secured)						
3	**Aditya Birla Finance Limited**	a) First charge by way of mortgage on 120 unsold plots forming part of developer share in project "Shriram Pristine" admeasuring 348449 sq.ft together with all present & future building & structures and TDS/FSI thereon; b) Exclusive first charge by way of hypothecation & escrow of any present/future receivables along with FSI arising of the property; c) Corporate guarantee of Shriram Properties Limited; and d) ISRA equivalent to 3 month's interest to be invested in form of liquid financial investment & lien of ABFL to be marked on same.	a) Redeemable within 3 years from the date of initial disbursment. b) The repayment of the loan will commence after a moratorium period of 18 months and shall be made in 18 equated monthly installments after the moratorium c) Floating Interest rate @11.50% p.a. and interest shall be payable monthly on the 15th day of each subsequent month or other date determined by lendor	11.50%	5,485.33	-
	Accrued interest				28.89	
	Unamortized Processing fees				(123.44)	
					11,071.78	**12,872.56**
Loans from related parties (Unsecured)						
4	**Shriram Properties Limited**	Unsecured	Repayable on demand	15%	-	45.36
					-	**45.36**

			Year ended 31 March 2025	Year ended 31 March 2024
16	**Revenue from operations ($)**			
	Sale of plots		11,494.31	1,333.95
		A	**11,494.31**	**1,333.95**
	Other operating revenue			
	Transfer fees		2.87	**-**
	Cancellation charges		13.32	11.67
		B	**16.19**	**11.67**
		(A+B)	**11,510.50**	**1,345.62**
($)	**Disaggregated revenue information**			
	Set out below is the disaggregation of the company's revenue from contract with customers by timing of transfer of goods or services			
	Revenue recognition at a point of time		16.19	11.67
	Revenue recognition over period of time		11,494.31	1,333.95
			11,510.50	**1,345.62**
17	**Other Income**			
	Interest income on fixed deposit		2.01	48.77
	Interest collected from customers		-	0.35
	Interest income on income tax refund		1.68	-
	Liability no long payable written back		0.19	-
	Interest income from related parties (refer note 29)		508.62	-
	Net gain on fair value changes			
	- OCDs classified at FVTPL (refer note 29)		23.76	-
	- Mutual funds classified at FVTPL		8.98	-
			545.24	**49.12**
18	**Changes in inventories**			
	Inventory at the beginning of the year		11,568.03	8,974.07
	Inventory at the end of the year		8,219.15	11,568.03
			3,348.88	**(2,593.96)**
19	**Finance expense**			
	Interest expense			
	- term loans		505.92	-
	- on non convertible debentures		23.33	-
	- on loan from related parties (refer note 29)		-	9.59
	Other borrowong costs		32.30	-
	Guarantee commission expenses (refer note 29)		83.70	-
			645.25	**9.59**
20	**Other expenses (^)**			
	Legal and professional charges (*)		39.77	30.44
	Net losses on fair value changes			
	- OCDs classified at FVTPL (refer note 29)		-	2,259.00
	- NCDs classified at FVTPL (refer note 29)		134.49	1,089.08
	Sales promotion and marketing (refer note 29)		497.40	588.91
	Development management and administrative fees (refer note 29)		1,160.28	1,345.09
	Security Expenses		18.96	7.26
	Power and fuel expenses		6.87	7.26
	Printing and stationery		2.22	5.43
	Rates and taxes		5.48	0.50
	Travelling and conveyance expenses		1.99	5.01
	Software renewal charges (refer note 29)		27.64	17.66
	Bank Charges		11.08	0.02
	Miscellaneous expenses		30.31	28.11
			1,936.49	**5,383.77**

(^) Includes expenses inventorised amounting to ₹ 23.13 Lakhs (31 March 2024: ₹ 15.42 Lakhs) during the year ended 31 March 2025.

		Year ended 31 March 2025	Year ended 31 March 2024
(*)	**Payment to auditor (on accrual basis, excluding GST)**		
	As auditor:		
	Statutory audit fee	10.50	10.00
	Reimbursement of expenses	0.49	0.55
		10.99	**10.55**

(All amounts in ₹ lakhs, unless otherwise specified)

		Year ended 31 March 2025	Year ended 31 March 2024
21	**Income tax**		
A.	**Tax expense comprises of:**		
	Current tax	-	-
	Deferred tax	1,006.37	(1,146.41)
	Income tax expense/ (credit) reported in the statement of profit or loss	**1,006.37**	**(1,146.41)**

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

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.17% (31 March 2024: 25.17%) and the reported tax expense in profit or loss are as follows:

	Year ended 31 March 2025	Year ended 31 March 2024
Reconciliation of effective tax rate		
Accounting profit/ (loss) before tax	4,029.74	(4,575.89)
Effective tax rate in India	25.17%	25.17%
At India’s statutory income tax rate	1,014.20	(1,151.66)
Adjustments:		
Tax effect of non-deductible expenses and other adjustments	(7.83)	5.25
Income tax expense	**1,006.37**	**(1,146.41)**

C. 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 utilised.

		Year ended 31 March 2025	Year ended 31 March 2024
22	**Earnings Per Share (EPS)**		
	Weighted average number of shares outstanding during the year	10,000	10,000
	Net profit/(loss) after tax attributable to equity shareholders	3,023.37	(3,429.48)
	Earnings / (Loss) per share		
	Basic (₹)	30,233.70	(34,294.80)
	Diluted (₹)	30,233.70	(34,294.80)
	Nominal value - per equity share in rupees	10.00	10.00

		As at 31 March 2025	As at 31 March 2024
23	**Assets pledged as security**		
	The carrying amounts of the assets pledged are:		
	Current assets		
	Financial assets (First charge)		
	Trade receivables	2,471.26	253.94
	Balances with banks in escrow accounts	2,812.48	506.56
	Investments	230.35	-
	Non-financial assets (First charge)		
	Inventories	8,219.15	11,568.03
	Total assets pledged as security	**13,733.24**	**12,328.53**

(All amounts in ₹ lakhs, unless otherwise specified)

24 Financial instruments

Financial instruments by category

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

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Loans	5	-	-	1,705.19	1,705.19	1,705.19
Investments	6	230.35	-	-	230.35	230.35
Trade receivables	7	-	-	2,471.26	2,471.26	2,471.26
Cash and cash equivalents	8	-	-	4,043.68	4,043.68	4,043.68
Total financial assets		**230.35**	**-**	**8,220.13**	**8,450.48**	**8,450.48**
Financial liabilities :						
Borrowings	12	5,681.00	-	5,390.78	11,071.78	11,071.78
Trade payables	13	-	-	306.54	306.54	306.54
Other financial liabilities	14	-	-	2,352.63	2,352.63	2,352.63
Total financial liabilities		**5,681.00**	**-**	**8,049.95**	**13,730.95**	**13,730.95**

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

Particulars	Note	FVTPL	FVTOCI	Amortized cost	Total carrying value	Total fair value
Financial assets :						
Trade receivables	7	-	-	253.94	253.94	253.94
Cash and cash equivalents	8	-	-	529.17	529.17	529.17
Total financial assets		**-**	**-**	**783.11**	**783.11**	**783.11**
Financial liabilities :						
Borrowings	12	12,872.56	-	45.36	12,917.92	12,917.92
Trade payables	13	-		273.28	273.28	273.28
Other financial liabilities	14	-	-	1,283.05	1,283.05	1,283.05
Total financial liabilities		**12,872.56**	**-**	**1,601.69**	**14,474.25**	**14,474.25**

Notes to financial instruments

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

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

(ii) Fair values hierarchy

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

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

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

Level 3: unobservable inputs for the asset or liability

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.

Non Convertible Debentures and Optionally Convertible Debentures

The fair values of the Non Convertible Debentures are estimated using a discounted cash flow approach, which discounts the estimated contractual cash flows using discount rates derived from observable market interest rates of similar bonds with similar risk.

The following table shows the fair value hierarchy of financial assets and liabilities measured at fair value on a recurring basis at 31 March 2025 and 31 March 2024:

31 March 2025	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial Assets				
Investment in Mutual funds	-	230.35	-	**230.35**
Financial liabilities				
Optionally convertible debentures	-	-	5,681.00	**5,681.00**

31 March 2024	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial liabilities				
Non Convertible Debentures	-	-	3,708.56	**3,708.56**
Optionally convertible debentures	-	-	9,164.00	**9,164.00**

24 Financial instruments (continued)

(iii) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements. See (ii) above for the valuation techniques adopted.

Particulars	Valuation technique	Fair value as at reporting date	Significant unobservable inputs	Change	Sensitivity of the input to fair value
31 March 2025					
Optionally Convertible Debentures	DCF Method	5,681.00	Discount rate - 20%	1%	1% increase / (decrease) in the discount rate would (decrease) / increase the fair value by (₹ 3 lakh) / ₹ 3 lakh
31 March 2024					
Non - Convertible Debentures	DCF Method	3,708.56	Discount rate - 20%	1%	1% increase / (decrease) in the discount rate would (decrease) / increase the fair value by (₹ 54.40 lakh) / ₹ 54.40 lakh
Optionally Convertible Debentures	DCF Method	9,164.00	Discount rate - 20%	1%	1% increase / (decrease) in the discount rate would (decrease) / increase the fair value by (₹ 36 lakh) / ₹ 36 lakh

(iv) The following table presents the changes in level 3 items

Particulars	Non-Convertible Debentures	Optionally Convertible Debentures
As at 01 April 2023	7,217.32	6,905.00
Issued during the year	-	-
Redeemed during the year	(4,597.84)	-
Net losses on fair value changes	1,089.08	2,259.00
As at 31 March 2024	**3,708.56**	**9,164.00**
Issued during the year	-	-
Redeemed during the year	(3,843.05)	(3,459.24)
Net losses / (gain) on fair value changes	134.49	(23.76)
As at 31 March 2025	**-**	**5,681.00**

(All amounts in ₹ lakhs, unless otherwise specified)

25 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	Cash and cash equivalents, trade receivables, loans and 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 measured at FVTPL	Sensitivity analysis
Market risk – Interest rate	Borrowings at variable rates	Sensitivity analysis

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

A Credit risk

Credit risk arises from cash equivalents

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.

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

Risk	Description	Provision for expenses credit loss (*)	31 March 2025	31 March 2024
Low credit risk	Cash and Cash equivalents and Secured trade receivables	Life time expected credit loss	6,469.19	727.11
High credit risk	Other financial assets, Loans and Unsecured trade receivables	Life time expected credit loss or fully provided for	1,981.29	56.00

(*) 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 the following:

Particulars	Estimated gross carrying amount at default	Expected Credit Loss	Carrying amount net of impairment provision
31 March 2025			
Loans	1,705.19	-	1,705.19
Investments	230.35	-	230.35
Trade receivables	2,471.26	-	2,471.26
Cash and cash equivalents	4,043.68	-	4,043.68
31 March 2024			
Trade receivables	253.94	-	253.94
Cash and cash equivalents	529.17	-	529.17

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

Expected credit loss for trade receivables under simplified approach

Trade receivables are secured in a form that registry of sold residential/commercial units is not processed till the time the Company does not receive the entire payment. During the years presented, the company made no write-offs 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)

25 Financial risk management (continued)

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. In addition, the Company's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

Maturities of financial liabilities

The tables below 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
31 March 2025					
Non-derivatives					
Borrowings	7,024.69	6,840.14	-	13,864.82	11,071.78
Trade payables	258.40	48.14	-	306.54	306.54
Other financial liabilities	2,352.63	-	-	2,352.63	2,352.63
Total	**9,635.72**	**6,888.28**	**-**	**16,523.99**	**13,730.95**
31 March 2024					
Non-derivatives					
Borrowings	13,827.36	-	-	13,827.36	12,917.92
Trade payables	241.62	31.66		273.28	273.28
Other financial liabilities	1,283.05	-	-	1,283.05	1,283.05
Total	**15,352.03**	**31.66**	**-**	**15,383.69**	**14,474.25**

C Market risk

a) Interest rate risk

1 Liabilities

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	31 March 2025	31 March 2024
Variable rate borrowing (*)	5,390.78	-
Fixed rate borrowing	-	45.36
Total borrowings	**5,390.78**	**45.36**

(*) Excluding Non convertible debentures and optionally convertible debentures

Sensitivity

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

Particulars	31 March 2025	31 March 2024
Interest rates - increase by 50 basis points (50 bps)	(21.90)	-
Interest rates - decrease by 50 basis points (50 bps)	21.90	-

2 Assets

The Company's security deposits are interest free and loans are carried at fixed rate. Therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

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 periods.

Particulars	31 March 2025	31 March 2024
Price increase by 5% - FVTPL	11.52	-
Price decrease by 5% - FVTPL	(11.52)	-

(All amounts in ₹ lakhs, unless otherwise specified)

26 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, less cash and cash equivalents.

Particulars	31 March 2025	31 March 2024
Short term borrowings	11,071.78	12,917.92
Less: Cash and cash equivalents	4,043.68	529.17
Net debt	**7,028.10**	**12,388.75**
Total equity	(4,996.95)	(8,020.32)
Gearing ratio	(1.41)	(1.54)

In order to achieve this overall objective, the Company’s capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2025 and 31 March 2024.

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.

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 IndAS 108, 'Segment Reporting'. The Company operates primarily in India and there is no other significant geographical segment. The Company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated and hence the Company does not have any concentration risk.

(All amounts in ₹ lakhs, unless otherwise specified)

29 Related party transactions

(i) Key management personnel

Gopalakrishnan J	Director
K R Ramesh	Director
T V Ganesh	Director

(ii) Parties where control exist

Shriram Properties Limited	Holding Company and investor of the project
ASK Real Estate Opportunities Fund - IV	Investor of the project (till 30th June 2024)

(iii) Other related parties with whom the Company had transactions during the year

Shriprop Properties Private Limited	Fellow subsidiary
Shriprop Structures Private Limited	Fellow subsidiary

(iii) Balances with related parties as on date are as follows

Particulars	Parties where control exist			
	Shriram Properties Limited		ASK Real Estate Opportunities Fund - IV	
	As at		As at	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Loans taken	-	45.36	-	-
Loans given	1,705.19	-	-	-
Corporate guarantee received	9,200.00	-	-	-
Non Convertible Debentures	-	-	-	3,708.56
Optionally Convertible Debentures	5,681.00	9,164.00	-	-

(iv) The transactions for the years with the related parties are as follows

Name of the entity	Nature of transaction	31 March 2025	31 March 2024
Shriram Properties Limited	Loans taken	2,218.79	272.23
	Loan repaid	2,264.15	307.55
	Interest expense	-	9.59
	Interest income	508.62	-
	Loan given	7,762.82	-
	Loan given repaid	6,566.25	-
	Marketing expenses	46.01	92.46
	Software renewal charges	-	29.50
	Net losses on fair value changes from liabilities carried at FVTPL	-	2,259.00
	Net gains on fair value changes from liabilities carried at FVTPL	23.76	-
	Development management and administrative fees	1,160.28	1,345.09
	Guarantee commission expenses	83.70	-
	Optionally Convertible Debentures redeemed	3,459.24	-
ASK Real Estate Opportunities Fund - IV	Net losses on fair value changes from liabilities carried at FVTPL	134.49	1,089.08
	Non Convertible Debentures redeemed	3,843.05	4,597.84
Shriprop Properties Private Limited	Marketing expenses	23.01	26.93
Shriprop Structures Private Limited	Marketing expenses	-	1.96

30 Additional disclosures under Ind AS 115 (Revenue from contracts with customers)

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	10,064.29	8,809.38
Total contract liabilities	**10,064.29**	**8,809.38**
Receivables		
Trade receivables	2,471.26	253.94
Total receivables	**2,471.26**	**253.94**

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

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

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

Particulars	Revenue received in advance	
	31 March 2025	31 March 2024
Opening balance	8,809.38	1,132.46
Add: Additions/adjustments during the year	12,749.22	9,010.87
Less: Revenue recognised during the year	(11,494.31)	(1,333.95)
Closing balance	**10,064.29**	**8,809.38**

c. Reconciliation of revenue recognised with contract revenue::

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Contract Revenue		
Sale of plaots	11,494.31	1,333.95
Revenue Recognised	**11,494.31**	**1,333.95**

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 instalment stipulated in the customer's agreement which can be cancelled by the customer at his convenience.

The transaction price of the remaining performance obligation (unsatisfied or partly unsatisfied) as at 31 March 2025 is ₹ 12,172 lakh (31 March 2024 is ₹ 12,524 lakh). The same is expected to be recognised within 1 to 4 years.

(All amounts in ₹ lakhs, unless otherwise specified)

31 Ratios

Description	Numerator	Denominator	31 March 2025	31 March 2024	Percentage Change	Explanation
Current ratio	Current assets	Current liabilities	0.72	0.54	33%	Refer note a
Debt equity ratio	Total debt	Shareholders equity	(2.22)	(1.61)	38%	Refer note b
Debt service coverage ratio	Earnings available for debt service (Net Profit after taxes + Interest + Non cash operating expenses + other adjustments)	Debt service (Interest and payments + Principal repayments)	0.52	(0.02)	-3440%	Refer note c
Return on equity	Net profit after taxes	Average shareholders equity	NA	NA	NA	Refer note b
Inventory turnover ratio	Cost of revenue	Average inventory	0.14	0.01	858%	Refer note d
Trade receivables turnover ratio	Revenue from operations excluding other operating revenue	Average trade receivables	2.11	1.48	42%	Refer note e
Trade payables turnover ratio	Material and contract cost	Average trade payables	0.51	2.45	-79%	Refer note f
Net capital turnover ratio	Revenue from operations	Working capital (Current assets - Current liabilities)	(1.71)	(0.13)	1266%	Refer note g
Net profit ratio	Net profit after taxes	Revenue from operations	0.26	(2.55)	NA	Refer note h
Return on capital employed	EBIT	Capital employed (Net worth + Total Debt - Deferred tax asset)	1.06	(2.07)	151%	Refer note i

Note:

a. The increase in current ratio is on account of increase in current assets during the year.
b. The debt equity ratio and Return on equity cannot be compared due to negative shareholders funds.
c. The increase in debt service coverage ratio is account of positive turnaround in the company's ability to service its debt obligations.
d. The increase in inventory turnover ratio is on account of increase in cost of revenue during the year.
e. The increase in trade receivables turnover ratio is on account of increase in revenue during the year compared to last year.
f. The decrease in trade payables turnover ratio is mainly due to decrease in material and construction cost during the year.
g. The increase in net capital turnover ratio is on account of increase in revenue during the year and decrease in negative working capital during the year.
h. The increase in net profit ratio is because the company earned profits during the year compared to last year where it incurred losses.
i. The increase in return on capital employed is mainly due to the company earning profits during the year which lead to increase in networth as well.

(All amounts in ₹ lakhs, unless otherwise specified)

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

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

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

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

33 Other statutory information

(i) The Company has not advanced or provided loan to or invested funds in any entities including foreign entities (Intermediaries) or to any other persons, with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

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

(ii) The Company has not received any fund from any persons or entities, including foreign entities (funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

34 Events occurring after the reporting date

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

As per our report of even date attached

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N5000103

Sd-

Nikhil Vaid
Partner
Membership No.: 213356

Hyderabad
27 May 2025

For and on behalf of the Board of Directors of
SPL Housing Projects Private Limited

Sd-	Sd-
Gopalakrishnan J	**K R Ramesh**
Director	Director
DIN: 02354467	DIN: 02058969
Bengaluru	Bengaluru
27 May 2025	27 May 2025