

INDEPENDENT AUDITOR'S REPORT

To the Members of Shriprop Hitech City Private Limited

Report on the Audit of the Standalone Financial Statements

Opinion

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

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

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report but does not include the standalone financial statements and our auditor's report thereon. The Board's Report is expected to be made available to us after the date of this auditor's report.

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

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

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

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

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

In preparing the standalone financial statements, the management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

1. This report does not include a statement on the matters specified in paragraphs 3 and 4 of 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, since in our opinion and according to the information and explanations given to us, the said Order is not applicable to the Company.
2. As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph i(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
 - e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.

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- f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph i(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- g) Report on Internal Financial Controls under Clause (i) of sub section 3 of Section 143 of the Act is not applicable to the Company as per Notification No. GSR 464(E) dated 5th June 2015 as amended by Notification No. GSR 583(E) dated 13th June 2017.
- h) The provisions of Section 197 of the Act read with Schedule V to the Act are not applicable to the Company, since the Company is not a public company as defined under Section 2(71) of the Act. Accordingly, reporting under Section 197(16) of the Act is not applicable.
- i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. the Company does not have any pending litigations which would impact its financial position.
 - ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv. a) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediaries shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - b) The Management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. the Company has not declared or paid any dividend during the year.

- vi. As stated in Note 44 to the standalone financial statements and based on our examination which included test checks, except for instances/matters mentioned below, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention in the accounting software other than the consequential impact of the exception given below:

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

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

Sd/-
Dheeraj M
Partner
Membership No: 234705

UDIN: 25234705BMRJOH8449

Place: Bangalore
Date: 26/05/2025

Balance Sheet as at 31st March 2025

(All amounts in ₹ lakhs, unless otherwise specified)

	Note	As at 31 March 2025	As at 31 March 2024
I ASSETS			
Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	2	2.54	2.54
(b) Other current assets	3	-	29.69
Total current assets		2.54	32.23
Total assets		2.54	32.23
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	4	0.10	0.10
(b) Other equity	5	(5.54)	(5.67)
Total equity		(5.44)	(5.57)
Liabilities			
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	6	-	-
(b) Other current liabilities	7	7.98	37.80
Total current liabilities		7.98	37.80
Total equity and liabilities		2.54	32.23
Summary of material accounting policies	1.2		
The accompanying notes referred to above form an integral part of the financial statements	1 to 44		

As per our report of even date

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

**For and on behalf of the Board of Directors of
 Shriprop Hitech City Private Limited**

sd/-

sd/-

sd/-

Dheeraj M
 Partner
 Membership No.: 234705

Ravindra Kumar Pandey
 Director
 DIN: 06890678

Narasimhamurthy Nagendra
 Director
 DIN: 07781675

Bengaluru
 26 May 2025

Bengaluru
 26 May 2025

Bengaluru
 26 May 2025

Shriprop Hitech City 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		-	-
Other income	8	1.32	0.61
Total revenue		1.32	0.61
Expenses			
Other expenses	9	1.19	0.86
Total expenses		1.19	0.86
Profit/(loss) before tax		0.13	(0.25)
Tax expense:	10		
- current tax		-	-
- deferred tax		-	-
Profit/(loss) after tax		0.13	(0.25)
Other comprehensive income		-	-
Total comprehensive income/(loss) for the year		0.13	(0.25)
Earnings per share (₹)	11		
Basic (Rs.)		13.00	(25.00)
Diluted (Rs.)		13.00	(25.00)
Summary of material accounting policies	1.2		
The accompanying notes referred to above form an integral part of the financial statements	1 to 44		

As per our report of even date

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

**For and on behalf of the Board of Directors of
Shriprop Hitech City Private Limited**

sd/-

sd/-

sd/-

Ravindra Kumar Pandey
Director
DIN: 06890678

Narasimhamurthy Nagendra
Director
DIN: 07781675

Bengaluru
26 May 2025

Bengaluru
26 May 2025

26 May 2025
Dheeraj M
Partner
Membership No.: 234705

Bengaluru

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

	Note	Year ended 31 March 2025	Year ended 31 March 2024
A. Cash flows from operating activities:			
Profit/(loss) before taxation		0.13	(0.25)
Adjustments to reconcile profit before tax to net cash flows			
Loan waiver		(1.32)	-
<i>Working capital changes:</i>			
(Increase)/Decrease in other current assets		29.69	(0.06)
Increase/Decrease in other current liabilities		(29.82)	0.31
Cash generated from / (used in) operating activities		(1.32)	-
Taxes paid		-	-
Net cash generated from / (used in) operating activities		(1.32)	-
B. Cash flows from investing activities			
Net cash generated from / (used in) investing activities		-	-
C. Cash flows from financing activities			
Proceeds from borrowings		1.32	-
Net cash generated from / (used in) financing activities		1.32	-
Net (decrease)/increase in cash and cash equivalents (A+B+C)		-	-
Cash and cash equivalents at the beginning of the year		2.54	2.54
Cash and cash equivalents at the end of the year	2	2.54	2.54
Summary of material accounting policies	1.2		
The accompanying notes referred to above form an integral part of the financial statements	1 to 44		

As per our report of even date

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

sd/-

Dheeraj M
Partner
Membership No.: 234705

Bengaluru
26 May 2025

**For and on behalf of the Board of Directors of
Shriprop Hitech City Private Limited**

sd/-

Ravindra Kumar Pandey
Director
DIN: 06890678

Bengaluru
26 May 2025

sd/-

Narasimhamurthy Nagendra
Director
DIN: 07781675

Bengaluru
26 May 2025

Shriprop Hitech City 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	0.10
Changes in equity share capital during the year	-
Balance as at 31 March 2024	0.10
Changes in equity share capital during the year	-
Balance as at 31 March 2025	0.10

B. Other equity

Particulars	Reserves and surplus		Total
	Retained Earnings	Other Comprehensive	
Balance as at 01 April 2023	(5.42)	-	(5.42)
Profit/(Loss) for the year	(0.25)	-	(0.25)
Balance as at 31 March 2024	(5.67)	-	(5.67)
Profit/(Loss) for the year	0.13	-	0.13
Balance as at 31 March 2025	(5.54)	-	(5.54)

As per our report of even date

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

For and on behalf of the Board of Directors of
Shriprop Hitech City Private Limited

sd/-

sd/-

sd/-

Ravindra Kumar Pandey
Director
DIN: 06890678

Narasimhamurthy Nagendra
Director
DIN: 07781675

26 May 2025

Bengaluru
26 May 2025

Bengaluru
26 May 2025

Dheeraj M
Partner
Membership No.: 234705

Bengaluru

Shriprop Hitech City Private Limited
Summary of material accounting policies and other explanatory information

1 Company overview and material accounting policies

1.1 Company overview

Shriprop Hitech City Private Limited ('the Company'), was incorporated on 20 January 2016 under the Companies Act, 2013. The registered office of the Company is located at Bengaluru, Karnataka, India. 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 per Companies (Indian Accounting Standards) Rules 2015 notified under section 133 of the Companies Act, 2013 (the 'Act') and other relevant provisions of the Act.

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

b. Overall considerations

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

c. Basis of preparation of financial statements

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

Going Concern

During the year ended 31 March 2025, the Company has earned a net profit of ₹ 0.13 lakh and at that date. However, the Company's accumulated losses aggregated to ₹ 5.54 lakhs. Shriram Properties Limited ('the promoter') has stated its intention to continue to provide financial support towards the costs and other obligations of the Company as and when they fall due. Based on the long term strategy and future business plan duly approved by the Board of Directors, the Company is expecting to generate positive cash flows going forward. Accordingly, these accompanying financial statements have been prepared on a going concern basis as the management is satisfied that there are no events or conditions that may cast a significant doubt on the ability of the Company to continue as a going concern and hence the assets and liabilities have been recorded in the financial statements on the basis that the Company will be able to realize its assets and discharge its liabilities, in the normal course of business.

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

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

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

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

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

d. Functional and presentation currency

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

e. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Company to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and disclosure of contingent liabilities at the end of the reporting period. Although these estimates are based upon the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future period. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Application of accounting policies that require significant accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 1.3 and 1.4.

Shriprop Hitech City Private Limited
Summary of material accounting policies and other explanatory information

1.2 Summary of material accounting policies (continued)

f. 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.

g. Foreign currency transactions

(a) Initial recognition

Foreign currency transactions are recorded in the functional currency, by applying 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.

Shriprop Hitech City Private Limited
Summary of material accounting policies and other explanatory information

1.2 Summary of material accounting policies (continued)

h. Revenue recognition

Revenue from projects

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

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

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

Revenue from contracts with customers

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

The period over which revenue is recognized is based on entity's right to payment for performance completed.

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

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

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

Rental income

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

Dividend income

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

Interest income

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

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

i. Inventories

Properties under development

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

Properties held for sale

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

Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

Project held for development

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

Shriprop Hitech City Private Limited
Summary of material accounting policies and other explanatory information

1.2 Summary of material accounting policies (continued)

j. Property, Plant and Equipment (PPE)

Recognition and initial measurement

Properties plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met, any expected costs of decommissioning and any directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted while arriving at the purchase price.

Subsequent measurement

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

Depreciation and useful lives

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

Office equipments	5 years
Furniture & fixtures	10 years
Computers	3 years
Vehicles	8 years
Leasehold improvements	3 years

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

De-recognition

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

k. Investment Properties

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

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

l. Borrowing cost

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

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

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

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

m. Cash and cash equivalents

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

n. Tax expense

Income taxes

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

Current tax

Current tax is the amount of tax payable based on the taxable profit for the 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 recognized amounts, and it is intended to realize the asset and settle the liability on a net basis or simultaneously.

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

The carrying amount of deferred tax assets is reviewed at the end of each reporting 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 period

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.

Shriprop Hitech City Private Limited
Summary of material accounting policies and other explanatory information

1.2 Summary of material accounting policies (continued)

o. Earnings per share

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

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

p. Provisions

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

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

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

q. Statement of cash flows

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

The loan from/to related party is in nature of current accounts. Accordingly, receipts and payments from/to related parties have been shown on a net basis in the statement of cash flows.

r. Rounding off amounts

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

s. Financial instruments

Financial assets

Initial recognition and measurement

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

Subsequent measurement

Debt Instruments

Debt instruments at amortized cost

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

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

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

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

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

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

Equity investments

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

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

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

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

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

De-recognition of financial assets

A financial asset is primarily de-recognized when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Shriprop Hitech City Private Limited
Summary of material accounting policies and other explanatory information

1.2 Summary of material accounting policies (continued)

t. Financial instruments (continued)

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.

u. Impairment of financial assets

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

v. Impairment of non-financial assets

At the end of each reporting 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.

w. Segment Reporting

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

x. Recent accounting pronouncements

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

Shriprop Hitech City Private Limited**Summary of material accounting policies and other explanatory information****1.3 Significant estimates in applying accounting policies**

- a. Revenue from contracts with customers - The Company has applied judgements as detailed in note 1.2(h) that significantly affect the determination of the amount and timing of revenue from contracts with customers.
- b. Net realizable value of inventory - The determination of net realizable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.
- c. Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.
- d. Useful lives of depreciable/amortizable assets – Management reviews its estimate of the useful lives of depreciable/amortizable assets at the end of each financial year, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software and other assets.
- e. Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.
- f. Contingent liabilities — At each balance sheet date basis the management estimate, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding guarantees and litigations. However, the actual future outcome may be different from this estimate.

1.4 Critical judgements in applying accounting policies

- a. Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.
- b. Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.
- c. Provisions – At each balance sheet date basis the management judgement, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

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

2 Cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024
Balances with banks		
In current accounts	2.54	2.54
	2.54	2.54

3 Other current assets

Particulars	As at 31 March 2025	As at 31 March 2024
Unsecured - considered good		
Advances for purchase of goods and availing of services	-	29.69
	-	29.69

4 Equity share capital

i Authorized

Equity shares of Rs 10 each

As at 31 March 2025		As at 31 March 2024	
Number	Amount	Number	Amount
10,000	1.00	10,000	1.00
10,000	1.00	10,000	1.00

ii Issued, subscribed and fully paid up

Equity shares of Rs 10 each

1,000	0.10	1,000	0.10
1,000	0.10	1,000	0.10

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	
	Number	Amount	Number	Amount
Equity shares				
Balance at the beginning of the year	1,000	0.10	1,000	0.10
Add: Issued during the year	-	-	-	-
Balance at the end of the year	1,000	0.10	1,000	0.10

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

Name of the equity shareholder	As at 31 March 2025		As at 31 March 2024	
	Number	% of holding	Number	% of holding
Equity shares				
Shriram Properties Limited	500	50.00%	500	50.00%
Gardencity Realty Private Limited	250	25.00%	250	25.00%
Cybercity Builders & Developers Private Limited	250	25.00%	250	25.00%

c. Rights attached to the equity shares:

The Company has only one class of equity shares having par value of Rs 10 each. All equity shares carry similar voting rights of 1:1 and similar dividend rights. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d. Buy back of equity shares,

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

e. Details of share holding by promoters in the company

Promoter's Name	As at 31 March 2025			As at 31 March 2024		
	Number	% of holding	% change during the year	Number	% of holding	% change during the year
Equity shares						
Shriram Properties Limited	500	50.00%	Nil	500	50.00%	Nil
Gardencity Realty Private Limited	250	25.00%	Nil	250	25.00%	Nil
Cybercity Builders & Developers Private Limited	250	25.00%	Nil	250	25.00%	Nil

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

5 Other equity

Particulars	As at 31 March 2025	As at 31 March 2024
Retained earnings	(5.54)	(5.67)
	(5.54)	(5.67)

Nature of reserves

Retained earnings

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

6 Borrowings

Particulars	As at 31 March 2025	As at 31 March 2024
Current		
Unsecured Loans		
Loans from related party (*)	-	-
	-	-

(*) During the year ended 31 March 2025 and 31 March 2024, Shriram Properties Limited has waived off the entire balances along with the interest, accordingly the company has recognized the gain in statement of profit and loss.

7 Other current liabilities

Particulars	As at 31 March 2025	As at 31 March 2024
For other expenses	7.92	37.73
Statutory dues	0.06	0.07
	7.98	37.80

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

8 Other Income

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Liability no longer payable written back (*)	1.32	0.61
	1.32	0.61

(*) Includes loan waiver of ₹ 1.13 lakhs by Shriram Properties Limited. Refer note 18

9 Other expenses

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Legal and professional charges*	1.16	0.83
Rates and taxes	0.03	0.03
	1.19	0.86

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

Details of payment to auditors

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
As auditor:		
Statutory audit	0.35	0.50
Limited review	0.20	0.16
Reimbursement of expenses	0.11	-
	0.66	0.66

10 Tax expense

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

B. Deferred tax assets

Deferred tax assets is recognized to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and carried forward tax losses can be utilized. Although the Company has unabsorbed losses as at 31 March 2025 and 31 March 2024, deferred tax asset has not been recognized.

11 Earnings per share ("EPS")

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Weighted average number of shares outstanding during the year	1,000	1,000
Effect of shares issued during the year	-	-
Weighted average number of shares used to compute diluted EPS	1,000	1,000
Net profit/(loss) after tax attributable to equity shareholders	0.13	(0.25)
Earnings/(loss) per share (₹):		
Basic (₹)	13.00	(25.00)
Diluted (₹)	13.00	(25.00)
Nominal value - per equity share in rupees	10.00	10.00

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

12 Financial instruments

Financial instruments by category

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

Particulars	Note	Amortized cost	Total carrying value	Total fair value
Financial assets :				
Cash and cash equivalents	2	2.54	2.54	2.54
Total financial assets		2.54	2.54	2.54
Financial liabilities :				
Borrowings	6	-	-	-
Total financial liabilities		-	-	-

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

Particulars	Note	Amortized cost	Total carrying value	Total fair value
Financial assets :				
Cash and cash equivalents	2	2.54	2.54	2.54
Total financial assets		2.54	2.54	2.54
Financial liabilities :				
Borrowings	6	-	-	-
Total financial liabilities		-	-	-

Notes to financial instruments

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

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

ii. Fair value hierarchy

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

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

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

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

Financial assets and liabilities measured at fair value - recurring fair value measurements

The Company does not have any financial instruments which are measured at fair value either through statement of profit and loss or through other comprehensive income.

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

13 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 & cash equivalents	Ageing Analysis
Liquidity risk	Borrowings and other financial liabilities	Rolling cash flow forecasts
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 provides 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 & 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.

- i) Low credit risk
- ii) High credit risk

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

Asset group	Description	Provision for expenses credit loss (*)	As at 31st March 2025	As at 31 March 2024
Low credit risk	Cash & cash equivalents	Life time expected credit loss	2.54	2.54
High credit risk		Life time expected credit loss or fully provided for	-	-

(*) A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.

The company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an on-going basis throughout each reporting period. In general, it is presumed that credit risk has significantly increased since initial recognition if the payments are more than 30 days past due.

Credit risk exposure

Provision for expected credit losses

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

As at 31st March 2025			
Particulars	Estimated gross carrying amount	Expected Credit Loss	Carrying amount net of impairment provision
Cash & cash equivalents	2.54	-	2.54
As at 31 March 2024			
Particulars	Estimated gross carrying amount	Expected Credit Loss	Carrying amount net of impairment provision
Cash & cash equivalents	2.54	-	2.54

The finance function of the Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics.

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.

C Interest rate risk

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

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

14 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.

15 Segment reporting

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

16 Capital Management

The Company's objectives when managing capital are to:

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

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

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

Particulars	As at 31st March 2025	As at 31 March 2024
Short term borrowings	-	-
Less: Cash and cash equivalents	2.54	2.54
Less : Bank balances other than cash and cash equivalents	-	-
Net debt	(2.54)	(2.54)
Total equity	(5.44)	(5.57)
Gearing ratio	0.47	0.46

Note: Equity includes all capital and reserves of the Company that are managed as capital.

17 Other commitments and contingencies

Particulars	As at 31st March 2025	As at 31 March 2024
(i) Income tax matters	-	-
(ii) Other tax matters	-	-

18 Dues to Micro & Small Enterprises

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSME Act'). Accordingly, the disclosure in respect of amounts payable to such enterprises as at 31 March 2025 has been made in the financial statements based on the information received and available with the Company. The Company has not received any claim for interest from any supplier as at the balance sheet date. There are no dues to micro and small enterprises as at 31 March 2025 and 31 March 2024. Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2025 and 31 March 2024 is as follows:

Sl. No.	Particulars	As at 31st March 2025	As at 31 March 2024
i)	the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	-	-
ii)	the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iii)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
iv)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
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.	-	-

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

19 Related party transactions

Names of the related parties and description of relationship

(i) Key management personnel

Ravindra Kumar Pandey

Narasimhamurthy Nagendra

Relationship

Director

Director

(ii) Parties having significant influence

Shriram Properties Limited

Gardencity Realty Private Limited

Cybercity Builders & Developers Private Limited

Investor

Investor

Investor

I Balances with related parties as on date are as follows

Sl. No.	Particulars	As at 31 March 2025	As at 31 March 2024
1	Parties having significant influence		
i.	Shriram Properties Limited		
	a. Loans taken by company	-	-

II The transactions with the related parties are as follows

Sl. No.	Nature of Transaction	Year ended 31 March 2025	Year ended 31 March 2024
1	Parties having significant influence		
i.	Shriram Properties Limited		
	a. Loans and advances taken	1.13	0.61
	b. Loan waiver	1.13	0.61

Shriprop Hitech City Private Limited
Notes to the financial statements for the year ended 31 March 2025
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20 Additional disclosures as required under Ind AS 115

A Contract balances

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

Particulars	As at 31 March 2025	As at 31 March 2024
Contract assets		
Unbilled revenue	-	-
Total contract assets	-	-
Contract liabilities		
Revenue received in advance	-	-
Deferred revenue	-	-
Total contract liabilities	-	-
Receivables		
Revenue share receivable	-	-
Total receivables	-	-

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract assets (unbilled receivables) are transferred to receivables when the rights become unconditional and contract liabilities are recognised as and when the performance obligation is satisfied. During the year ended 31 March 2025 the Company does not have any contract assets.

Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract liabilities are recognized as revenue as and when the performance obligation is satisfied. Contract liabilities include amounts received as part payment from customers on conditional exchange of contracts relating to sale of units of property towards the purchase at completion date. During the year ended 31 March 2025 the Company does not have any contract liabilities.

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

Particulars	As at 31 March 2025	As at 31 March 2024
	Contract liabilities	Contract liabilities
	Revenue received in advance	Revenue received in advance
Opening balance	-	-
Addition during the year	-	-
Revenue recognized during the year	-	-
Closing balance	-	-

C Reconciliation of revenue recognized with contract revenue:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Contract revenue	-	-
Revenue recognized	-	-

Shriprop Hitech City Private Limited
Notes to the financial statements for the year ended 31 March 2025
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21 Ratios

Ratio Name	Numerator	Denominator	Ratio (2024-25)	Ratio (2023-24)	% of change	Explanation
Current ratio (in times)	Current assets	Current liabilities	0.32	0.85	(62.67%)	refer note (a)
Debt equity ratio (In times)	Total debt	Shareholder's equity	-	-	-	refer note (b)
Debt service coverage ratio (In times)	Earnings available for debt service (Net Profit after taxes+Interest +/- Non cash operating expenses/(income) +other adjustments)	Debt service (Interest and lease payments + Principal repayments)	-	-	-	refer note (b)
Return on equity ratio (in %)	Net Profit after taxes	Average shareholder's equity	(2.36%)	4.59%	(151.43%)	refer note (c)
Inventory turnover ratio (in times)	Cost of revenue	Average Inventory	-	-	-	refer note (d)
Trade receivables turnover ratio (in times)	Revenue from operations excluding other operating revenue	Average trade receivables	-	-	-	refer note (e)
Trade payables turnover ratio (in times)	Material and construction cost	Average trade payables	-	-	-	refer note (f)
Net capital turnover ratio (in times)	Revenue from operations	Working capital (Current assets - current liabilities)	-	-	-	refer note (e)
Net profit ratio (in %)	Net Profit after taxes	Revenue from operations	-	-	-	refer note (e)
Return on capital employed (in %)	EBIT (Profit before tax + Interest)	Capital employed (Net worth + Total debt - Deferred tax liability)	(2.39%)	4.49%	(153.24%)	refer note (c)
Return on investment (in %)	Interest income on bank deposits	Average bank deposits	-	-	-	refer note (g)

Note:

- Reduction in current ratio is due to decrease in proportion of current liabilities over current assets.
- Debt equity ratio and debt service coverage ratio are not applicable as there are no borrowings outstanding
- Return on Equity ratio and return on capital employed ratio cannot be compared due to negative networth
- Inventory turnover ratio is not applicable on account of Nil inventory
- Trade receivables turnover ratio, net capital turnover ratio and net profit ratio is not applicable on account of Nil revenue during the
- Trade payables turnover ratio is not applicable on account of Nil purchases during the year.
- Return on investment is not applicable on account of Nil Investments

22 The requirement to disclose the usage for the specific purpose for which loan was taken at 31st March 2025 is not applicable as the Company does not have borrowings from banks and financial institutions.

23 The requirement to disclose title deeds of Immovable Property not held in name of the Company is not applicable as the Company does not own any immovable property to be classified as Property, Plant and Equipment as at 31st March 2025.

24 The requirement to disclose revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017 is not applicable, as the Company does not have any asset in the nature of Property, Plant and Equipment(including Right-of-Use Assets) ,intangible assets and investment properties at 31st March 2025.

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

26 The Company does not have capital work in progress and intangibles under development as at the balance sheet date.

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

Shriprop Hitech City Private Limited
Notes to the financial statements for the year ended 31 March 2025
(All amounts in ₹ lakh, unless otherwise mentioned)

- 28 The Company has not availed any borrowing from banks or financial institutions on the basis of security of current assets for which quarterly returns or statements of current assets are required to be filed with banks or financial institutions.
- 29 The Company has not been declared as a wilful defaulter by any bank or financial Institution or other lender as at the balance sheet date.
- 30 The Company did not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- 31 The Company does not have any charges or satisfaction yet to be registered with ROC beyond the statutory period as at the balance sheet date.
- 32 The Company is not a holding company and is not required to comply with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017 as at 31st March 2025.
- 33 The Company has not entered into any Scheme of Arrangements that has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013 or Section 560 of companies Act, 1956 as at 31st March 2025.
- 34 (A) The Company has neither advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) nor received with the understanding (whether recorded in writing or otherwise) that the Intermediary shall
 (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company/Funding party (Ultimate Beneficiaries) or
 (ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;
 (B) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) the company shall
 (i) 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
 (ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;
- 35 The Company does not have any transaction not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- 36 The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year 31st March 2025.
- 37 No adjusting or significant non-adjusting events have occurred between 31 March 2025 and the date of authorization of these financial statements.
- 38 There are no employees in the Company. Hence, disclosures as required under Ind AS 19- 'Employee Benefits' is not applicable to the Company.
- 39 The Company has not incurred any expenditure in foreign currency during the year.
- 40 The Company did not have any imports during the year.
- 41 The Company did not have any earnings in foreign currency during the year.
- 42 During the year ended 31 March 2025, no material foreseeable loss was incurred for any long-term contract including derivative contracts.
- 43 Unhedged foreign currency exposure as at balance sheet date is Nil.
- 44 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.

As per our report of even date attached

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

sd/-

Dheeraj M
 Partner
 Membership No.: 234705

Bengaluru
 26 May 2025

**For and on behalf of the Board of Directors of
 Shriprop Hitech City Private Limited**

sd/-

Ravindra Kumar Pandey
 Director
 DIN: 06890678

Bengaluru
 26 May 2025

sd/-

Narasimhamurthy Nagendra
 Director
 DIN: 07781675

Bengaluru
 26 May 2025