

## **INDEPENDENT AUDITOR'S REPORT**

**To the Members of Shriram Upscale Spaces Private Limited**

**Report on the Audit of the Standalone Financial Statements**

### **Opinion**

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

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

### **Basis for Opinion**

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

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

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

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

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

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

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

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

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

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

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

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

**Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "**Annexure A**" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph i(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
  - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
  - d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
  - e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
  - f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph i(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
  - g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".
  - h) In our opinion and to the best of our information and according to the explanations given to us the Company has not paid any remuneration to its directors during the year, hence the reporting requirement under Section 197(16) of the Act is not applicable.

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

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

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

*Sd/-*  
S Ananthan  
**Partner**  
Membership No: 026379

UDIN: 25026379BNQJHP3081

Place: Bangalore  
Date: 26/05/2025

**ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT**

**(Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of the Company of even date)**

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

- (i) (a) The Company does not own any property, plant and equipment and intangible asset. Thus paragraph 3(i)(a), 3(i)(b), 3(i)(c) & 3(i)(d) of the Order is not applicable.
- (b) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii) (a) The management has conducted physical verification of inventory by way of verification of title deeds, site visits and certification of extent of work completion by competent persons, at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate and no material discrepancies were noticed on such physical verification.
- (b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and accordingly, reporting under clause 3(ii)(b) of the Order is not applicable.
- (iii) Based on our examination of records and according to the information and explanation given to us, during the year, the Company has not made investment, provided any guarantee or granted any loans or advances in the nature of loans, secured or unsecured, to Companies, Firms, Limited Liability Partnerships or any Other Parties. Accordingly, reporting under clause 3(iii) of the Order is not applicable.
- (iv) According to information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not given any loan or made any investments or given any guarantee or security in respect of which the provisions of the Sections 185 and 186 of the Act are applicable. Accordingly, reporting under clause 3(iv) of the Order is not applicable.
- (v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the reporting under clause 3(v) of the Order is not applicable.
- (vi) As informed to us, the maintenance of cost records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the Company. Accordingly, the reporting under clause 3(vi) of the Order is not applicable.



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

According to the information and explanations given to us there were no undisputed amounts payable in respect of income tax, goods and service tax, cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no dues of income tax, goods and service tax and cess which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (ix) (a) The Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or other lender.
- (c) In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which the loans were obtained, except for the term loan from financial institution amounting to Rs. 1,000.00 lakhs which remain unutilized as on 31 March 2025 because funds were received towards the end of the year.
- (d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilised for long term purposes.
- (e) The Company does not hold any investment in any subsidiaries, associates or joint ventures. Accordingly, reporting on funds taken from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures under clause 3(ix)(e) of the Order is not applicable.
- (f) The Company does not hold any investment in any subsidiaries, associates or joint ventures. Accordingly, reporting on loans raised during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies under clause 3(ix)(f) of the Order is not applicable.



- (x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments). Hence, reporting under clause 3(x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally convertible) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- (xi) (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year and upto the date of report.
- (xii) The Company is not a Nidhi Company as defined in Section 406 of the Act. Hence, reporting under clause 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. Further, in our opinion, the Company is not required to constitute audit committee under Section 177 of the Act.
- (xiv) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Act.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with them. Hence, reporting under clause 3(xv) of the Order is not applicable.
- (xvi) (a) The provisions of Section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company. Accordingly, reporting under clause (xvi)(a) of the Order is not applicable.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, reporting under clause (xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, reporting under clause 3(xvi)(c) of the Order is not applicable.

- (d) There is no Core Investment Company as a part of the Group. Accordingly, reporting under clause 3(xvi)(d) of the Order is not applicable.
- (xvii) The Company has incurred cash loss of Rs. 219.67 lakhs during the financial year and has incurred cash loss of Rs. 25.10 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year, hence reporting under clause 3(xviii) of the Order is not applicable
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) In our opinion and according to the information and explanations given to us, the provisions of Section 135 are not applicable to the Company. Hence, reporting under clause 3(xx) of the Order is not applicable.

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

*Sd/-*  
S Ananthan  
**Partner**  
Membership No: 026379

UDIN: 25026379BNQJHP3081

Place: Bangalore  
Date: 26/05/2025

**ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT**

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

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

We have audited the internal financial controls over financial reporting of **Shriram Upscale Spaces Private Limited** (“the Company”) as of March 31, 2025 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management’s Responsibility for Internal Financial Controls**

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

**Auditor’s Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the ‘Guidance Note’) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company’s Internal financial controls over financial reporting.

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### **Meaning of Internal Financial Controls over Financial Reporting**

A Company's Internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's Internal financial controls over financial reporting include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

### **Opinion**

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

**For Abarna & Ananthan  
Chartered Accountants**

Firm Registration No: 000003S

*Sd/-*

S Ananthan

**Partner**

Membership No: 026379

UDIN: 25026379BNQJHP3081

Place: Bangalore

Date: 26/05/2025

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**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
<b>I. ASSETS</b>			
<b>Non-current assets</b>			
(a) Non-current tax assets	2	0.04	3.60
<b>Total non-current assets</b>		<b>0.04</b>	<b>3.60</b>
<b>Current assets</b>			
(a) Inventories	3	12,418.85	11,310.78
(b) Financial assets			
(i) Investment	4	1,002.48	-
(ii) Trade receivables	5	0.50	0.01
(iii) Cash and cash equivalents	6	15.42	58.97
(iv) Loans	7	-	1,067.93
(c) Other current assets	8	3,126.94	2,496.90
<b>Total current assets</b>		<b>16,564.19</b>	<b>14,934.59</b>
<b>Total assets</b>		<b>16,564.23</b>	<b>14,938.19</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity share capital	9	0.10	0.10
(b) Other equity	10	(249.93)	(32.74)
<b>Total equity</b>		<b>(249.83)</b>	<b>(32.64)</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	11	6,344.14	3,005.51
(ii) Trade payables	12		
(a) total outstanding dues of micro and small enterprises		71.58	5.51
(b) total outstanding dues of creditors other than micro enterprises and small enterprises		774.53	557.11
(iii) Other financial liabilities	13	465.65	111.81
(b) Other current liabilities	14	9,158.16	11,290.89
<b>Total current liabilities</b>		<b>16,814.06</b>	<b>14,970.83</b>
<b>Total equity and liabilities</b>		<b>16,564.23</b>	<b>14,938.19</b>
<b>Summary of material accounting policies</b>			
The accompanying notes referred to above form an integral part of the financial statements	1.2 2 to 51		

As per report of even date

**For Abarna & Ananthan**  
 Chartered Accountants  
 Firm Registration Number: 000003S

sd/-

**S Ananthan**  
 Partner  
 Membership No.: 026379

Bengaluru  
 26 May 2025

**For and on behalf of the Board of Directors of  
 Shriram Upscale Spaces Private Limited**

sd/-

**Ravindra Kumar Pandey**  
 Director  
 DIN: 06890678

Bengaluru  
 26 May 2025

sd/-

**T V Ganesh**  
 Director  
 DIN: 07393474

Bengaluru  
 26 May 2025

**Shriram Upscale Spaces 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
<b>Revenue</b>			
Revenue from operations	15	2,496.23	1,439.16
Other income	16	5.81	247.07
<b>Total revenue</b>		<b>2,502.04</b>	<b>1,686.23</b>
<b>Expenses</b>			
Land cost		-	4,290.72
Material and construction cost	17	3,497.05	1,742.68
Changes in inventories	18	(1,108.07)	(4,717.28)
Finance costs	19	84.10	68.01
Other expenses	20	246.15	327.20
<b>Total expenses</b>		<b>2,719.23</b>	<b>1,711.33</b>
<b>Profit/(loss) before tax</b>		<b>(217.19)</b>	<b>(25.10)</b>
<b>Tax expense:</b>	21		
- current tax		-	-
- deferred tax		-	-
<b>Profit/(loss) after tax</b>		<b>(217.19)</b>	<b>(25.10)</b>
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive income/(loss) for the year</b>		<b>(217.19)</b>	<b>(25.10)</b>
<b>Earnings per share</b>	22		
Basic (Rs.)		(21,719.00)	(2,510.00)
Diluted (Rs.)		(21,719.00)	(2,510.00)
<b>Summary of material accounting policies</b>	1.2		
The accompanying notes referred to above form an integral part of the financial statements	2 to 51		

As per report of even date

**For Abarna & Ananthan**  
Chartered Accountants  
Firm Registration Number: 000003S

sd/-

**S Ananthan**  
Partner  
Membership No.: 026379

Bengaluru  
26 May 2025

**For and on behalf of the Board of Directors of  
Shriram Upscale Spaces Private Limited**

sd/-

**Ravindra Kumar Pandey**  
Director  
DIN: 06890678

Bengaluru  
26 May 2025

sd/-

**T V Ganesh**  
Director  
DIN: 07393474

Bengaluru  
26 May 2025

**Shriram Upscale Spaces 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
<b>A. Cash flows from operating activities:</b>			
Profit / (loss) before tax		(217.19)	(25.10)
Adjustments to reconcile profit / (loss) before tax to net cash flows			
Interest expense		84.10	68.01
Interest income		-	(245.52)
Profit on sale of mutual fund		(0.73)	(1.55)
Fair value gain on financial instruments at FVTPL		(2.48)	-
<b>Operating profit / (loss) before working capital adjustments</b>		<b>(136.30)</b>	<b>(204.16)</b>
Working capital adjustments:			
Decrease/(Increase) in inventory		(1108.07)	(11310.78)
Decrease/(Increase) in trade receivables		(0.49)	(0.01)
Decrease/(Increase) in other current assets		(630.04)	(2494.73)
Increase/(Decrease) in trade payables		283.49	562.62
Increase/(Decrease) in other financial liabilities		353.84	108.76
Increase/(Decrease) in other current liabilities		(2,132.73)	11264.38
<b>Cash generated from / (used in) operating activities</b>		<b>(3370.30)</b>	<b>(2073.92)</b>
Income taxes paid/(refund)		3.56	(3.60)
<b>Net cash generated from / (used in) operating activities</b>		<b>(3366.74)</b>	<b>(2077.52)</b>
<b>B. Cash flows from investing activities</b>			
Interest income		-	245.52
Redemption of mutual fund		300.73	1.55
Purchase of mutual fund		(1300.00)	-
Loan repaid to related party		1067.93	(1067.93)
<b>Net cash generated from / (used in) investing activities</b>		<b>68.66</b>	<b>(820.86)</b>
<b>C. Cash flows from financing activities</b>			
Proceeds of borrowings from related parties		4,057.53	2998.67
Repayment of Inter corporate deposits		(3005.51)	-
Proceeds of borrowings from others		2,311.42	-
Loan processing fee paid		(25.00)	-
Interest paid		(83.91)	(68.01)
<b>Net cash generated from / (used in) financing activities</b>		<b>3,254.53</b>	<b>2930.66</b>
<b>Net increase/(decrease) in cash and cash equivalents (A + B + C)</b>		<b>(43.55)</b>	<b>32.28</b>
Cash and cash equivalents at the beginning of the year		58.97	26.69
<b>Cash and cash equivalents at the end of the year</b>	6	<b>15.42</b>	<b>58.97</b>

**Changes in financial liabilities arising from cash and non cash changes**

Particulars	As at 31 March 2024	Cash flow	Non cash changes	As at 31 March 2025
			Accrued interest & amortisation of transaction cost	
Term loan from others	-	1,500.00	(24.81)	1,475.19
Loan from related party	-	4,057.53	-	4,057.53
Inter corporate deposits	3,005.51	(3005.51)	-	-
Working capital facility	-	811.42	-	811.42
	<b>3,005.51</b>	<b>3,363.44</b>	<b>(24.81)</b>	<b>6,344.14</b>

Particulars	As at 31 March 2023	Cash flow	Non cash changes	As at 31 March 2024
			Accrued interest & amortisation of transaction cost	
Loan from related party	6.84	(6.84)	-	-
Inter corporate deposits	-	3,005.51	-	3,005.51
	<b>6.84</b>	<b>2,998.67</b>	<b>-</b>	<b>3,005.51</b>

**Summary of material accounting policies**

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

1.2

2 to 51

As per report of even date

**For Abarna & Ananthan**  
Chartered Accountants  
Firm Registration Number: 000003S

sd/-

**S Ananthan**  
Partner  
Membership No.: 026379

Bengaluru  
26 May 2025

**For and on behalf of the Board of Directors of  
Shriram Upscale Spaces Private Limited**

sd/-

**Ravindra Kumar Pandey**  
Director  
DIN: 06890678

Bengaluru  
26 May 2025

sd/-

**T V Ganesh**  
Director  
DIN: 07393474

Bengaluru  
26 May 2025



**Shriram Upscale Spaces 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
<b>Balance as at 1 April 2023</b>	<b>0.01</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March 2024</b>	<b>0.01</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March 2025</b>	<b>0.01</b>

**B. Other equity**

Particulars	Reserves and surplus		
	Retained Earnings	Other comprehensive income	Total
<b>Balance as at 1 April 2023</b>	<b>(7.64)</b>	-	<b>(7.64)</b>
Profit/(loss) for the year	(25.10)	-	(25.10)
<b>Balance as at 31 March 2024</b>	<b>(32.74)</b>	-	<b>(32.74)</b>
Profit/(loss) for the year	(217.19)	-	(217.19)
<b>Balance as at 31 March 2025</b>	<b>(249.93)</b>	-	<b>(249.93)</b>

As per report of even date

**For Abarna & Ananthan**  
Chartered Accountants  
Firm Registration Number: 000003S

**For and on behalf of the Board of Directors of  
Shriram Upscale Spaces Private Limited**

sd/-

sd/-

sd/-

**Ravindra Kumar Pandey**  
Director  
DIN: 06890678

**T V Ganesh**  
Director  
DIN: 07393474

**S Ananthan**  
Partner  
Membership No.: 026379

Bengaluru  
26 May 2025

Bengaluru  
26 May 2025

Bengaluru  
26 May 2025

**Shriram Upscale Spaces Private Limited**  
**Summary of material accounting policies and other explanatory information**

**1 Company overview and material accounting policies**

**1.1 Company overview**

Shriram Upscale Spaces Private Limited ('the Company'), was incorporated on 06 February 2017 under 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 the 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 continued to incur losses and has incurred a net loss of ₹ 217.19 lakhs and at that date, the Company's accumulated losses aggregated to ₹ 249.93 lakhs. The Company has negative cash flows from their operations in the current year and 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 its entirety, which are described as follows:

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

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

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

**d. Functional and presentation currency**

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

**e. Use of estimates**

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

**f. Current versus non-current classification**

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.

**Shriram Upscale Spaces Private Limited**  
**Summary of material accounting policies and other explanatory information**

**1.2 Material accounting policies**

**g. Foreign currency transactions**

**(a) Initial recognition**

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

**(b) Conversion**

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

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

**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, unless:

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 recognised is based on entity's right to payment for performance completed.

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

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

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

**Rental income**

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

**Dividend income**

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

**Interest income**

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

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

**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, acquisition cost of TDR, construction related overhead expenditure, borrowing costs and other costs incurred during the period of development. Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

**Properties held for development**

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

**Shriram Upscale Spaces Private Limited**  
**Summary of material accounting policies and other explanatory information**

**1.2 Material accounting policies**

**j. Property, Plant and Equipment (PPE)**

**Recognition and initial measurement**

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

**Subsequent measurement**

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

**Depreciation and useful lives**

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

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

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

**De-recognition**

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

**k. Investment Properties**

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

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

**l. Borrowing cost**

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

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

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

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

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**. 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.

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

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

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

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

**Current and deferred tax for the 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.

**Shriram Upscale Spaces Private Limited**  
**Summary of material accounting policies and other explanatory information**

**1.2 Material accounting policies**

**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.

**Shriram Upscale Spaces Private Limited**  
**Summary of material accounting policies and other explanatory information**

**1.2 Material accounting policies**

**t. Financial liabilities**

***Initial recognition***

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

***Subsequent measurement***

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

***De-recognition of financial liabilities***

A financial liability is de-recognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit and loss.

***Offsetting of financial instruments***

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

**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.

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 in India and there is no other significant geographical segment.

**x. Leases**

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

**Company as a lessee**

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

**Right-of-use assets**

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

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

**Shriram Upscale Spaces Private Limited**  
**Summary of material accounting policies and other explanatory information**

**Lease liabilities**

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

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

**Short-term leases and leases of low-value assets**

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

**y. Recent accounting pronouncements**

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

**1.3 Significant estimates in applying accounting policies**

- a. Revenue from contracts with customers - The Company has applied judgements as detailed in note 1.2(h) that significantly affect the determination of the amount and timing of revenue from contracts with customers.
- b. Net realisable value of inventory - The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.
- c. Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.
- d. Useful lives of depreciable/amortizable assets – Management reviews its estimate of the useful lives of depreciable/amortizable assets at 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 the management's judgement, changes in facts and legal aspects; and the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.



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

**2 Non-current tax assets**

Particulars	As at 31 March 2025	As at 31 March 2024
Advance income tax, including tax deducted at source	0.04	3.60
	<b>0.04</b>	<b>3.60</b>

**3 Inventories (\*)**

Particulars	As at 31 March 2025	As at 31 March 2024
Properties under development	11,328.85	10,220.78
Properties held for sale	1,090.00	1,090.00
	<b>12,418.85</b>	<b>11,310.78</b>

(\*) Details of assets pledged under security are as per note no.23

**4 Investments (\*)**

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Investments carried at fair value through profit or loss (FVTPL)</b>		
<b>Investment in mutual funds</b>		
242,212.80 units (31 March 2024: Nil) in Aditya Birla Sun Life Liquid Fund- Growth- Regular plan	1,002.48	-
	<b>1,002.48</b>	<b>-</b>
Aggregate amount of quoted investments and market value thereof	-	-
Aggregate amount of unquoted investments	1,002.48	-
Aggregate amount of impairment in value of investments	-	-

**5 Trade receivables (\*)**

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Current</b>		
Trade receivables	0.50	0.01
Less: Allowance for credit loss	-	-
	<b>0.50</b>	<b>0.01</b>
Trade receivables considered good - Secured	-	-
Trade receivables considered good - Unsecured	0.50	0.01
Receivables which have significance increase in credit risk	-	-
Credit impaired	-	-
	<b>0.50</b>	<b>0.01</b>

(\*) Details of assets pledged under security are as per note no.23

**Trade receivables ageing schedule:**

**As at 31 March 2025**

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed trade receivables- considered good	-	0.50	-	-	-	0.50

**As at 31 March 2024**

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6months-1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed trade receivables- considered good	-	0.01	-	-	-	0.01

**6 Cash and cash equivalents (\*)**

Particulars	As at 31 March 2025	As at 31 March 2024
Balances with banks		
-In current accounts	14.76	57.95
-In escrow accounts	0.36	0.72
Cash on hand	0.30	0.30
	<b>15.42</b>	<b>58.97</b>

(\*) Details of assets pledged under security are as per note no.23

**Note:**

The Company has undrawn committed borrowing facilities of Rs.1,000 Lakhs (31 March 2024 : Rs. Nil) as on 31 March 2025

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

**7 Loans**

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Current</b>		
Loans and advances to related parties (*)	-	1,067.93
	<b>-</b>	<b>1,067.93</b>

(\*) Loan to related parties represents loan to Shriram Properties Limited - Holding Company at an interest of 15% p.a. Tenure and terms of repayment have not been specified and hence the loan is considered as repayable on demand. Refer note 30

**Loans & 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	-	-	1,067.93	100%
	<b>-</b>	<b>-</b>	<b>1,067.93</b>	<b>100%</b>

(\*) represents loan or advance in the nature of loan

(^ ) represents percentage to the total loans and advances in the nature of loans

**8 Other current assets**

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Unsecured- considered good</b>		
<b>Advances other than capital advances</b>		
Advances for purchase of goods and availing of services	697.80	411.54
<b>Others</b>		
Balance with statutory authorities	453.56	23.61
Early payment payout	1,421.02	524.90
Prepaid expenses	554.56	1,536.85
	<b>3,126.94</b>	<b>2,496.90</b>

**9 Equity share capital**

	As at 31 March 2025		As at 31 March 2024	
	Number	Amount	Number	Amount
<b>Authorised</b>				
Equity shares of Rs 10 each	10,000	1.00	10,000	1.00
	<b>10,000</b>	<b>1.00</b>	<b>10,000</b>	<b>1.00</b>
<b>Issued, subscribed and fully paid up</b>				
Equity shares of Rs 10 each	1,000	0.10	1,000	0.10
	<b>1,000</b>	<b>0.10</b>	<b>1,000</b>	<b>0.10</b>

**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
<b>Equity shares</b>				
Balance at the beginning of the year	1,000	0.10	1,000	0.01
Add: Issued during the year	-	-	-	-
<b>Balance at the end of the year</b>	<b>1,000</b>	<b>0.10</b>	<b>1,000</b>	<b>0.01</b>

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

Name of the equity shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of shares	% holding	Number of shares	% holding
<b>Equity shares</b>				
Shriram Properties Limited*	1,000	100.00%	1,000	100.00%
* includes 1 equity share held by a nominee of Shriram Properties Limited.				

**c. Rights attached to the equity shares:**

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

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

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

There have been no buy back of equity shares, issue of shares by way of bonus share or issue of share pursuant to contract without payment being received in cash for the period of five years immediately preceding the balance sheet date.

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

**9 Equity share capital (continued)**

**e. Details of share holding by promoters in the company**

Name of the promoter	As at 31 March 2025			As at 31 March 2024		
	Number	% holding	% changes during the year	Number	% holding	% changes during the year
<b>Equity shares:</b>						
Shriram Properties Limited*	1,000	100.00%	0.00%	1,000	100.00%	0.00%

\* includes 1 equity share held by a nominee of Shriram Properties Limited.

**10 Other equity**

Particulars	As at 31 March 2025	As at 31 March 2024
Retained earnings	(249.93)	(32.74)
	<b>(249.93)</b>	<b>(32.74)</b>

**Nature of reserves**

**(a) Retained earnings**

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

**11 Borrowings**

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Current</b>		
<b>Term loans (Secured)</b>		
From others	1,475.19	-
<b>Unsecured Loans</b>		
Inter corporate deposits (*)	-	3,005.51
Loan from related party (^)	4,057.53	-
Working capital facility	811.42	-
	<b>6,344.14</b>	<b>3,005.51</b>

(\*) Inter corporate deposits ("ICD") from related parties represents the amount payable to Shriram Properties Limited - Holding Company being consideration towards aquisition of project " Hebbal One". ICD carries nil rate of interest. Tenure and terms of repayment have not been specified and hence the loan is considered as repayable on demand. Refer note 30

(^ ) Loan from related parties represents loan from Shriram Properties Limited at interest rate of 15% p.a. The Holding Company has waived off of the interest for the year. Tenure and terms of repayment have not been specified and hence the loan is considered as repayable on demand. Refer note 30

**Note:**

- The Company has utilized the borrowings from financial institutions for the specific purpose except for portion of loan amounting to Rs. 1,000 lakhs availed from Arka Fincap Ltd has remain unutilized as on 31 March 2025 as the funds were received towards the end of the year. This unutilized amount has been temporarily invested in mutual funds for which it was taken at the balance sheet date.
- The Company does not have any charge which is yet to be registered with Registrar of Companies beyond the statutory period.
- The quarterly returns/statements of current assets filed by the Company with financial institutions in relation to secured borrowings wherever applicable, are in agreement with the books of accounts.
- The Company has not been declared as a 'Wilful Defaulter' by any bank or financial institution (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

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

**12 Trade payables**

Particulars	As at 31 March 2025	As at 31 March 2024
-total outstanding dues of micro enterprises and small enterprises	71.58	5.51
-total outstanding dues of creditors other than micro enterprises and small enterprises	774.53	557.11
	<b>846.11</b>	<b>562.62</b>

**Note:**

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSME Act'). Accordingly, the disclosure in respect of amounts payable to such enterprises as at 31 March 2025 has been made in the financial statements based on the information received and available with the Company. The Company has not received any claim for interest from any supplier as at the balance sheet date. Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2025 and 31 March 2024 is as follows:

Particulars	As at 31 March 2025	As at 31 March 2024
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting reporting period; (#)		
- Principal (#)	76.54	7.59
- Interest	-	-
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 reporting period	Nil	Nil
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 reporting period) but without adding the interest specified under this Act;	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of reporting period; &	Nil	Nil
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.	Nil	Nil

(#) Includes the amounts reported in note 13 to the financials statements

**Trade payables ageing schedule:**  
**As at 31 March 2025**

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	70.84	0.74	-	-	-	71.58
Others	570.02	204.51	-	-	-	774.53

**As at 31 March 2024**

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	5.51	-	-	-	-	5.51
Others	555.27	1.84	-	-	-	557.11

**13 Other financial liabilities**

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Current</b>		
Early payment payout payable	82.10	85.50
Refund due to customers	301.00	1.50
Other payables (^)	82.55	24.81
	<b>465.65</b>	<b>111.81</b>

(^ ) Includes ₹ 4.96 lakhs (as at 31 March 2024: ₹ 2.08 lakhs) as at 31 March 2025 towards payable to Micro and Small Enterprises.

**14 Other current liabilities**

Particulars	As at 31 March 2025	As at 31 March 2024
Revenue received in advance	8,779.86	8,255.20
Payable to Land Owners	358.53	2,851.56
Statutory dues	19.77	184.13
	<b>9,158.16</b>	<b>11,290.89</b>

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

**11 Borrowings (Continued)**

**A Note on security**

Sl.No	Particulars	Nature of Security	Repayment details	Interest Rate (p.a)	As at 31 March 2025	As at 31 March 2024
<b>1</b>	<b>Term loan from other parties (Secured)</b>					
	i) Arka Fincap Limited	<b>Primary security:</b> a) First exclusive charge of land and building and receivables of "Hebbal One" located at Bengaluru. b) Cross collateralized with surplus receivables from Southern Crest/Chirping Groove Villa project including Tanmathra receivables.  <b>Other security:</b> a) ISRA equivalent to 1 months interest on outstanding amount of the facility b) Corporate guarantee of promoter	14 Quarters starting from December 2025 after a moratorium period of 2 quarters from the date of first disbursement	12.25% (ICICI Bank 3 Months MCLR+ 360 basis points (floating) payable monthly)	1,500.00	-
	<b>Less:</b> Unamortised upfront fees on borrowing				<b>(24.81)</b>	-
					<b>1,475.19</b>	-
<b>2</b>	<b>Loan from related parties</b>					
	i) Shriram Properties Ltd	Unsecured	Repayable on demand	15%	4,057.53	-
<b>3</b>	<b>Working capital facility</b>					
	i) A. Treds Ltd	Unsecured	Repayable on the relevant due date as per the bid	7.95% - 8.30%	811.42	-
<b>4</b>	<b>Inter corporate deposits</b>	Unsecured	Repayable on demand	-	-	3,005.51
					<b>4,868.95</b>	<b>3,005.51</b>
	<b>Total</b>				<b>6,344.14</b>	<b>3,005.51</b>

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

**15 Revenue from operations (\$)**

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Sale of constructed properties	2,493.03	1,439.16
<b>Other operating revenue</b>		
Income from cancellation	3.20	-
	<b>2,496.23</b>	<b>1,439.16</b>
<b>(\$) Disaggregated revenue information</b>		
Set out below is the disaggregation of the company's revenue from contracts with customers by timing of transfer of goods or services		
Revenue recognised at a point of time	3.20	-
Revenue recognised over period of time	2,493.03	1,439.16
	<b>2,496.23</b>	<b>1,439.16</b>

**16 Other income**

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Interest income:		
- from loan to related parties (refer note 30)	-	245.52
- on income tax refund	0.13	-
Fair value gain on financial instruments at FVTPL	2.48	-
Sale of scrap	2.47	-
Profit on sale of mutual fund	0.73	1.55
	<b>5.81</b>	<b>247.07</b>

**17 Material and construction cost**

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Material and construction cost	3,497.05	1,742.68
	<b>3,497.05</b>	<b>1,742.68</b>

**18 Changes in inventories**

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
<b>Inventory at the beginning of the year</b>		
Properties under development	10,220.78	-
Properties held for sale	1,090.00	-
<b>A</b>	<b>11,310.78</b>	<b>-</b>
<b>Inventory at the end of the year</b>		
Properties under development	11,328.85	10,220.78
Properties held for sale	1,090.00	1,090.00
<b>B</b>	<b>12,418.85</b>	<b>11,310.78</b>
Less: Adjustment on account of acquisition by way of Business Transfer Agreement (refer note 30)	-	6,593.50
<b>C</b>		
<b>A-B+C</b>	<b>(1,108.07)</b>	<b>(4,717.28)</b>

**19 Finance costs (\*)**

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
<b>Finance expense:</b>		
<b>Interest expense:</b>		
- on term loan	5.54	-
- on working capital loan	77.34	68.01
Guarantee commission expenses (refer note 30)	1.03	-
Other borrowing costs	0.19	-
	<b>84.10</b>	<b>68.01</b>

(\*) Includes finance cost inventorised amounting to ₹ 6.75 lakhs (31 March 2024 - Nil) for the year ended 31 March 2025.

**Shriram Upscale Spaces Private Limited****Notes to the financial statements for the year ended 31 March 2025**

(All amounts in ₹ lakhs, unless otherwise specified)

**20 Other expenses (\*\*)**

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Legal and professional charges*	20.33	23.49
Rates and taxes	0.92	0.86
Rent	1.45	0.51
Repairs and maintenance	0.97	1.56
Travelling and conveyance	0.02	0.12
Admin fees (refer note 30)	153.20	259.74
Communication expense	0.09	1.83
Security expense	30.21	8.08
Insurance expense	6.28	19.06
Power & fuel	17.17	7.16
Miscellaneous expenses	15.51	4.79
	<b>246.15</b>	<b>327.20</b>

(\*\*) Includes expenses inventorised amounting to ₹ 77.71 lakhs (31 March 2024 - ₹ 35.14 lakhs) for the year ended 31 March 2025.

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

	Year ended 31 March 2025	Year ended 31 March 2024
<b>As auditor:</b>		
Statutory audit	2.30	1.32
Limited review	1.20	-
Tax audit fee	1.10	-
Reimbursement of expenses	0.23	0.16
	<b>4.83</b>	<b>1.48</b>

**21 Tax expense**

A. Particulars	Year ended 31 March 2025	Year ended 31 March 2024
<b>Tax expense comprises of:</b>		
Current tax	-	-
Deferred tax	-	-
<b>Income tax expense reported in the statement of profit and loss</b>	<b>-</b>	<b>-</b>

**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 utilised. Although the Company has unabsorbed losses as at 31 March 2025, deferred tax asset has not been recognized.



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

**22 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	<b>1,000</b>	<b>1,000</b>
Net profit/(loss) after tax attributable to equity shareholders (in lakhs)	(217.19)	(25.10)
Earnings/(Loss) per share		
Basic (in ₹)	(21,719.00)	(2,510.00)
Diluted (in ₹)	(21,719.00)	(2,510.00)
Nominal value - Rupees (₹) per equity share	10.00	10.00

**23 Assets pledged as security**

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

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Current</b>		
<b>Non financial assets</b>		
<b>First charge</b>		
(i) Inventories	12,418.85	-
<b>Financial assets</b>		
<b>First charge</b>		
(i) Trade receivables	0.50	-
(ii) Balance in escrow accounts	0.36	-
<b>Total assets pledged as security</b>	<b>12,419.71</b>	<b>-</b>

**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	Amortized cost	FVTPL	Total carrying value	Total fair value
<b>Financial assets :</b>					
Loans	7	-	-	-	-
Investments	4	-	1,002.48	1,002.48	1,002.48
Trade receivables	5	0.50	-	0.50	0.50
Cash and cash equivalents	6	15.42	-	15.42	15.42
<b>Total financial assets</b>		<b>15.92</b>	<b>1,002.48</b>	<b>1,018.40</b>	<b>1,018.40</b>
<b>Financial liabilities :</b>					
Borrowings	11	6,344.14	-	6,344.14	6,344.14
Trade payables	12	846.11	-	846.11	846.11
Other financial liabilities	13	465.65	-	465.65	465.65
<b>Total financial liabilities</b>		<b>7,655.90</b>	<b>-</b>	<b>7,655.90</b>	<b>7,655.90</b>

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

Particulars	Note	Amortized cost	FVTPL	Total carrying value	Total fair value
<b>Financial assets :</b>					
Loans	7	1,067.93	-	1,067.93	1,067.93
Trade receivables	5	0.01	-	0.01	0.01
Cash and cash equivalents	6	58.97	-	58.97	58.97
<b>Total financial assets</b>		<b>1,126.91</b>	<b>-</b>	<b>1,126.91</b>	<b>1,126.91</b>
<b>Financial liabilities :</b>					
Borrowings	11	3,005.51	-	3,005.51	3,005.51
Trade payables	12	562.62	-	562.62	562.62
Other financial liabilities	13	111.81	-	111.81	111.81
<b>Total financial liabilities</b>		<b>3,679.94</b>	<b>-</b>	<b>3,679.94</b>	<b>3,679.94</b>

**Shriram Upscale Spaces Private Limited****Notes to the financial statements for the year ended 31 March 2025**

(All amounts in ₹ lakhs, unless otherwise specified)

**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)

**Measurement of fair value of financial instruments**

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

**Investment in mutual funds**

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

**Financial instruments measured at fair value**

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

**As at 31 March 2025**

Particulars	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
Investment in mutual funds	-	1,002.48	-	<b>1,002.48</b>
<b>Total financial assets</b>	-	<b>1,002.48</b>	-	<b>1,002.48</b>

**As at 31 March 2024**

Particulars	Level 1	Level 2	Level 3	Total
<b>Financial assets</b>				
Investment in mutual funds	-	-	-	-
<b>Total financial assets</b>	-	-	-	-

**Shriram Upscale Spaces Private Limited**  
**Notes to the financial statements for the year ended 31 March 2025**  
**(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 & 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 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.

- Low credit risk
- High credit risk

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

Asset group	Description	Provision for expenses credit loss (*)	As at 31 March 2025	As at 31 March 2024
Low credit risk	Cash & cash equivalents and secured Trade receivables	Life time expected credit loss	15.42	58.97
High credit risk	Other financial assets, Loans & unsecured trade receivables	Life time expected credit loss or fully provided for	0.50	1,067.93

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

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

**Credit risk exposure**

**Provision for expected credit losses**

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

**As at 31 March 2025**

Particulars	Estimated gross carrying amount	Expected Credit Loss	Carrying amount net of impairment provision
Loans	-	-	-
Trade receivables	0.50	-	0.50
Cash & cash equivalents	15.42	-	15.42

**As at 31 March 2024**

Particulars	Estimated gross carrying amount	Expected Credit Loss	Carrying amount net of impairment provision
Loans	1,067.93	-	1067.93
Trade receivables	0.01	-	0.01
Cash & cash equivalents	58.97	-	58.97

**Expected credit loss for trade receivables under simplified approach**

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

**Shriram Upscale Spaces Private Limited**  
**Notes to the financial statements for the year ended 31 March 2025**  
**(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.

**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
<b>As at 31 March 2025</b>					
<b>Non-derivatives</b>					
Borrowings	5,198.87	1,637.00	-	6,835.88	6,344.14
Trade payables	690.66	155.45	-	846.11	846.11
Other financial liabilities	465.65	-	-	465.65	465.65
<b>Total</b>	<b>6,355.18</b>	<b>1,792.45</b>	<b>-</b>	<b>8,147.64</b>	<b>7,655.90</b>
<b>As at 31 March 2024</b>					
<b>Non-derivatives</b>					
Borrowings	3,005.51	-	-	3,005.51	3,005.51
Trade payables	513.97	48.65	-	562.62	562.62
Other financial liabilities	111.81	-	-	111.81	111.81
<b>Total</b>	<b>3,631.29</b>	<b>48.65</b>	<b>-</b>	<b>3,679.94</b>	<b>3,679.94</b>

**C. Market risk**

**a) Interest rate risk**

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

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

Particulars	As at 31 March 2025	As at 31 March 2024
Variable rate borrowing (*)	1,500.00	-
Fixed rate borrowing	4,868.95	3,005.51
	<b>6,368.95</b>	<b>3,005.51</b>

(\*) Excluding the adjustment for unamortised upfront fees

**Sensitivity**

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

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Interest rates – increase by 50 basis points (50 bps)	19.06	-
Interest rates – decrease by 50 basis points (50 bps)	(19.06)	-

**b) Price risk**

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

**Sensitivity**

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

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Price increase by 5% - FVTPL	50.12	-
Price decrease by 5% - FVTPL	(50.12)	-

**Shriram Upscale Spaces Private Limited****Notes to the financial statements for the year ended 31 March 2025****(All amounts in ₹ lakhs, unless otherwise specified)****26 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 & 31 March 2024.

**27 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.

**28 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	As at
	31 March 2025	31 March 2024
Short term borrowings	6,344.14	3,005.51
Less: Cash and cash equivalents	15.42	58.97
<b>Net debt</b>	<b>6,328.72</b>	<b>2,946.54</b>
Total equity	(249.83)	(32.64)
Gearing ratio	(25.33)	(90.27)

Note:

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

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

**29 Other commitments and contingencies :**

Particulars	As at	As at
	31 March 2025	31 March 2024
Income tax matters	-	-

**Commitments**

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

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

**30 Related party transactions**

Names of the related parties and description of relationship

**(i) Parties where control exists**

Shriram Properties Limited Holding Company

**(ii) Other related parties**

Shrivision Homes Private Limited Fellow subsidiary

Shriprop Developers Private Limited Fellow subsidiary

SPL Palms Developers Private Limited Fellow subsidiary

Shriprop Projects Private Limited Fellow subsidiary

**(iii) Key management personnel**

Ravindra Kumar Pandey Director

Balaji R Director

T V Ganesh Director

**I Balances with related parties as on date are as follows**

Sl. No	Nature of Transaction	As at 31 March 2025	As at 31 March 2024
1	<b>Loan taken by Company</b> - Shriram Properties Limited	4,057.53	3,005.51
2	<b>Loan given by Company</b> - Shriram Properties Limited	-	1,067.93
3	<b>Prepaid business support expense</b> - Shriram Properties Limited	-	1,040.26
4	<b>Security received by the Company</b> - Shriprop Projects Private Limited	196.21	-
5	<b>Guarantees taken by the Company</b> - Shriram Properties Limited	2,500.00	-

**II The transactions for the years with the related parties are as follows**

Sl. No	Nature of Transaction	Year ended 31 March 2025	Year ended 31 March 2024
1	<b>Loan taken</b> - Shriram Properties Limited	2,489.12	6,593.87
2	<b>Loan repaid</b> - Shriram Properties Limited	1,437.11	3,595.19
3	<b>Loan given</b> - Shriram Properties Limited	-	5,248.40
4	<b>Loan given, repaid</b> - Shriram Properties Limited	1,067.93	4,425.98
5	<b>Interest income</b> - Shriram Properties Limited	-	245.52
6	<b>Admin fees</b> - Shriram Properties Limited	153.20	259.74
7	<b>Business acquisition costs (*)</b> - Shriram Properties Limited	-	6,613.50
8	<b>Purchase of Mivan material</b> - Shrivision Homes Private Limited	-	2.40
9	<b>Purchase of Civil materials</b> - Shriram Properties Limited - Shriprop Developers Private Limited	0.34 0.50	- -
10	<b>Sale of materials</b> - SPL Palms Developers Private Limited	2.50	-
11	<b>Security received</b> - Shriprop Projects Private Limited	196.21	-
12	<b>Guarantees taken</b> - Shriram Properties Limited	2,500.00	-
13	<b>Guarantee commission expense</b> - Shriram Properties Limited	1.03	-

(\*) During the year ended March 31, 2024 the Company acquired inventory from Shriram Properties Limited pursuant to Business Transfer Agreement dated 31st May 2023.

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

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

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

**33 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
<b>Contract assets</b>		
Unbilled revenue	-	-
<b>Total contract assets</b>	-	-
<b>Contract liabilities</b>		
Revenue received in advance	8,779.86	8,255.20
Payable to Land Owners	358.53	2,851.56
<b>Total contract liabilities</b>	<b>9,138.39</b>	<b>11,106.76</b>
<b>Receivables</b>		
Trade receivables	0.50	0.01
<b>Total receivables</b>	<b>0.50</b>	<b>0.01</b>

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

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

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

Particulars	As at 31 March 2025		As at 31 March 2024	
	Contract liabilities		Contract liabilities	
	Advances from customers	Payable to Land Owners	Advances from customers	Payable to Land Owners
<b>Opening balance</b>	8,255.20	2,851.56	26.50	-
Addition during the year	524.66	-	8,228.70	4,290.72
Revenue recognised during the year	-	(2,493.03)	-	(1,439.16)
<b>Closing balance</b>	<b>8,779.86</b>	<b>358.53</b>	<b>8,255.20</b>	<b>2,851.56</b>

**C Reconciliation of revenue recognised with contract revenue:**

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Contract revenue	2,496.23	1,439.16
<b>Revenue recognised</b>	<b>2,496.23</b>	<b>1,439.16</b>

The performance obligation of the Company in case of sale of residential apartments is satisfied once the project is completed and control is transferred to the customers. The customer makes the payment of the contract price as per installment stipulated in customer's agreement which can be cancelled by the customer at his convenience.

- D.** The transaction price of the remaining performance obligation (unsatisfied or partly satisfied) as at 31 March 2025 is Rs.8,254.90 lakhs (31 March 2024 - Rs. 8,041.36 lakhs ). The same is expected to recognised within 1 to 4 years.



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

- 34** The Company has short term lease as on the reporting date and has been recognised as expense on straight line basis in the statement of profit and loss account. The lease expense for the period is ₹1.45 lakhs (31 March 2024 - ₹0.51 lakhs).
- 35** 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.
- 36** 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.
- 37** The Company does not have capital work in progress and intangibles under development as at the balance sheet date.
- 38** 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.
- 39** The Company does not have any transactions with companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of Companies Act, 1956.
- 40** 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.
- 41** 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 the Companies Act, 1956 as at 31st March 2025.

**42 Ratios**

Ratio Name	Numerator	Denominator	Ratio (2024-25)	Ratio (2023-24)	% of change	Explanation
Current ratio (in times)	Current assets	Current liabilities	0.99	1.00	(1.25%)	-
Debt equity ratio (in times)	Total debt	Shareholder's equity	(25.39)	(92.08)	(72.42%)	refer note (a)
Debt service coverage ratio (in times)	Earnings available for debt service (Net Profit after taxes+Interest +/- Non cash operating expenses/(income) +other adjustments)	Debt service (Interest and lease payments + Principal repayments)	(0.09)	0.01	(846.90%)	refer note (b)
Return on equity ratio (in %)	Net profit after taxes	Average shareholders equity	153.78%	124.94%	23.08%	-
Inventory turnover ratio (in times)	Cost of revenue	Average inventory	NA	NA	NA	refer note (c)
Trade receivables turnover ratio (in times)	Revenue from operations excluding other operating revenue	Average trade receivables	NA	NA	NA	refer note (c)
Trade payables turnover ratio (in times)	Material and contract cost	Average trade payables	4.96	6.19	(19.86%)	-
Net capital turnover ratio (in times)	Revenue from operations	Working capital (Current assets - Current liabilities)	(9.98)	(39.71)	(74.88%)	refer note (d)
Net profit ratio (in %)	Net profit after taxes	Revenue from operations	(8.71%)	(1.74%)	399.51%	refer note (e)
Return on capital employed (in %)	EBIT (Profit before tax + Interest)	Capital employed (Net worth + Total Debt + Deferred tax liability)	(2.18%)	1.44%	(251.30%)	refer note (f)
Return on investment (in %)	Interest income	Average investments	-	45.98%	NA	refer note (g)

**Note:**

- a. Change in debt equity ratio due to availment of new loan.
- b. Change in debt service coverage ratio is due to increase in loss.
- c. Inventory turnover ratio, trade receivables turnover ratio is not applicable on account of Land Owner share of inventory being Nil.
- d. Net capital turnover ratio cannot be compared due to negative working capital
- e. Change in net profit ratio is due to increase in losses.
- f. Return on capital employed has changed mainly on account of availment of loan.
- g. Return on investment is not comparable due to waiver of interest on loan.

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

- 43** (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;
- 44** The Company has no transaction which is 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).
- 45** The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year 31st March 2025.
- 46** 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.
- 47** There are no employees in the Company. Hence, disclosures as required under Ind AS 19- 'Employee Benefits' is not applicable to the Company.
- 48** The Company has not incurred any expenditure in foreign currency during the year.
- 49** The Company did not have any imports during the year.
- 50** The Company did not have any earnings in foreign currency during the year.
- 51** Unhedged foreign currency exposure as at balance sheet date is Nil.

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As per report of even date

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

sd/-

**S Ananthan**  
Partner  
Membership No.: 026379

Bengaluru  
26 May 2025

**For and on behalf of the Board of Directors of  
Shriram Upscale Spaces Private Limited**

sd/-

**Ravindra Kumar Pandey**  
Director  
DIN: 06890678

Bengaluru  
26 May 2025

sd/-

**T V Ganesh**  
Director  
DIN: 07393474

Bengaluru  
26 May 2025