



**INDEPENDENT AUDITOR'S REPORT**

**To the Members of SADHOK REAL ESTATE PRIVATE LIMITED**

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

**1. Opinion**

We have audited the financial statements of **SADHOK REAL ESTATE PRIVATE LIMITED** ("the Company"), which comprise the balance sheet as at 31st March 2025, and the statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the cash flow statement for the year then ended, and notes to the financial statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

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

**2. Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, 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 financial statements.

**3. Information other than the financial statements and Auditor's Report Thereon**

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



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

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

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

#### **4. Responsibility of Management for Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the 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 implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

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



aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- i. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ii. 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 Companies Act, 2013, 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.
- iii. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- iv. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- v. Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statement that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with 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.

## 6. Report on Other Legal and Regulatory Requirements

- I. 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 Companies Act, 2013, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- II. 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
  - c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - d) In our opinion, the aforesaid financial statements comply with the Ind-AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".
  - g) 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 does 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. As per the management representation we report,
      - i) No funds have been advanced or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall



whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries.

ii) No funds have been received by the company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.

iii) Based on the audit procedures performed, we report that nothing has come to our notice that has caused us to believe that the representations given under sub-clause (i) and (ii) by the management contain any material misstatement.

v. The company has not declared or paid any dividend during the year; hence its compliance with section 123 of the companies Act, 2013 has not been commented upon.

vi. Based on our examination which included test checks, the company has used an accounting software systems for maintaining its books of account for the financial year ended March 31, 2025 which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. 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.

(III). As required by Section 197(16) of the Act, we report that the company has not paid any managerial remuneration during the year.

**For Devesh Parekh & Co.**

**Chartered Accountants**

(Firm Registration No.:013338N)

*Meenakshi*

(Meenakshi)

Partner

(M. No. 527873)



Place: Delhi

Date: 08/05/2025

UDIN: 25092160BMGJSN4663



**ANNEXURE "A" TO INDEPENDENT AUDITOR'S  
REPORT**

Annexure to the Independent Auditors' Report referred to in paragraph 6(I) of our report of even date on the accounts of **SADHOK REAL ESTATE PRIVATE LIMITED** for the Year ended 31st March, 2025

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

i.(a)(A) The Company has maintained records showing full particulars including quantitative details and situation of Property Plant and Equipment consisting of investment property.

(a)(B) The company has maintained proper records showing full particulars of intangible Assets

b) The Property Plant and Equipment have been physically verified by the management during the year at reasonable interval. No material discrepancies were noticed on such verification.

c) The Title deeds of immovable property were held in the name of the company.

d) As explained to us, no revaluation has been done by the company of its property, plant and equipment or intangible assets or both during the year.

e) As explained to us, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

ii. The company does not have any inventories. Consequently, the provisions of clauses ii of the order is not applicable to the Company.

iii. According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties listed in the register maintained under Section 189 of the Companies Act, 2013. Consequently, the provisions of clauses iii (a), (b) and (c) of the order are not applicable to the Company.

iv. During the year the company has not provided any loans, guarantees, advances and securities to the director of the company and the company is compliant provisions of section 185 and 186 of the Companies Act, 2013.

v. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.



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vi. The Central Government has not prescribed the maintenance of cost records under section 148(1) of the act for any of the products/services of the company.

vii.a) The company is regular in depositing with the appropriate authorities undisputed statutory dues including income-tax, GST, custom duty, cess and other statutory dues as applicable to it. Company is not covered under Provident fund and ESI. According to the information and explanation given to us, no undisputed amount payable in respect of any statutory dues were outstanding as at 31.03.2025 for a period of more than six months from the date they become payable.

b) According to the information and explanation given to us, no disputed Statutory liabilities are pending before Appellate Authorities.

viii. During the course of our audit, we did not come across any transactions in the nature of surrendered or disclosed income during the year in the tax assessments under the Income Tax Act, 1961.

ix (a) In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of dues to financial institutions, government or bank or debenture holders or any other lender.

(b.) The company has not been declared a willful defaulter by any bank or financial institution or other lender.

(c.) The company has not availed any term loans during the year under consideration.

(d.) On an overall examination of the financial statements, in our opinion, no funds have been raised which were raised on short term basis but were utilized for long term purposes.

(e.) The company does not have any subsidiary or joint venture or associates. The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f.) The company has not raised any loans during the year on the pledge of securities held in the name of its subsidiaries, associates or joint ventures as does not have any of them.

x. (a). The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year.

(b). The company has not made any preferential allotment or private placement of shares or convertible debentures during the year.

xi.(a) According to the information and explanation given to us, no fraud on or by the company has been noticed or reported during the course of audit.

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

(c). As informed, the Company has not received any whistle blower complaints during the year and upto the date of this report.



xii. The Company is not a Nidhi Company and hence, the provisions of clause xii of the order is not applicable to the Company.

xiii. In our opinion and according to the information and explanations given to us, all transactions entered into by the company during the year with the related parties are in compliance with section 177 and 188 of the companies Act where applicable and the details have been disclosed in the financial statements etc., as required by the applicable Accounting standards.

xiv.(a). The company has an adequate internal audit system commensurate with the size and nature of the business though not mandated under section 138 of the companies Act, 2013

(b) As appointment of internal auditor is not mandated, reporting under clause xiv(b) of the order is not applicable.

xv. The company has not entered into any non-cash transaction with the directors or persons connected with him under the provisions of section 192 of companies Act, 2013.

xvi. In our opinion and as per the information and explanation given to us the company is not required to get registered under section 45-IA of RBI Act, 1934

xvii. The company has not incurred cash losses in the financial year and in the immediately preceding financial year

xviii There has been no resignation of the statutory auditors during the year and hence there is no question of issues, objections or concerns raised by the outgoing auditors.

xix On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, the auditor is of the opinion that no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. The provisions of Sec 135 of the Companies Act 2013 are not applicable to the company and hence reporting under clause 3(xx) of the Order is not required.



xxi. There is no consolidation of financial statements, accordingly reporting under this clause is not applicable to the company.

For Devesh Parekh & Co.  
Chartered Accountants  
(Firm Registration No.: 013338N)

*Meenakshi*  
(Meenakshi)  
Partner  
(M. No. 527873)



Place: Delhi  
Date: 08/05/2025  
UDIN: 25092160BMGJSN4663



**ANNEXURE "B" TO INDEPENDENT AUDITOR'S  
REPORT**

Annexure to the Independent Auditors' Report referred to in paragraph 6(II)(f) of our report of even date on the financial statements of **SADHOK REAL ESTATE PRIVATE LIMITED** for the Year ended 31st March 2025

**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 **SADHOK REAL ESTATE PRIVATE LIMITED** ("the Company") as of March 31, 2025, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

**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 issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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") and the Standards on Auditing, issued by ICAI and deemed to be



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prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 system 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 judgment, 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 system over financial reporting.

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

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

#### **Inherent Limitations of Internal Financial Controls 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 control 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, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Devesh Parekh & Co.  
Chartered Accountants  
(Firm Registration No.: 013338N)

*Meenakshi*

(Meenakshi )  
Partner  
(M. No. 527873)



Place: Delhi  
Date: 08/05/2025  
UDIN: 25092160BMGJSN4663

**SADHOK REAL ESTATE PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31ST MARCH 2025**

(Amount in Lakhs)

| Sl. No. | Particulars                                                                                 | Note No. | As at 31st March 2025 | As at 31st March 2024 |
|---------|---------------------------------------------------------------------------------------------|----------|-----------------------|-----------------------|
|         | <b>ASSETS</b>                                                                               |          |                       |                       |
| 1       | <b>Non-current Assets</b>                                                                   |          |                       |                       |
|         | (a) Property, Plant and Equipment                                                           |          | -                     | -                     |
|         | (b) Capital work-in-progress                                                                |          | -                     | -                     |
|         | (c) Investment Property                                                                     | 2        | 1,727.67              | 1,816.12              |
|         | (d) Goodwill                                                                                |          | -                     | -                     |
|         | (e) Other intangible assets                                                                 |          | -                     | -                     |
|         | (f) Intangible assets under development                                                     |          | -                     | -                     |
|         | (g) Financial Assets                                                                        |          | -                     | -                     |
|         | (i) Investments                                                                             |          | -                     | -                     |
|         | (ii) Trade receivables                                                                      |          | -                     | -                     |
|         | (iii) Loans                                                                                 |          | -                     | -                     |
|         | (iv) Others                                                                                 |          | -                     | -                     |
|         | (h) Deferred tax assets (net)                                                               |          | -                     | -                     |
|         | (i) Other non-current assets                                                                | 3        | 16.17                 | 16.07                 |
| 2       | <b>Current Assets</b>                                                                       |          |                       |                       |
|         | (a) Inventories                                                                             |          | -                     | -                     |
|         | (b) Financial Assets                                                                        |          | -                     | -                     |
|         | (i) Investments                                                                             |          | -                     | -                     |
|         | (ii) Trade receivables                                                                      |          | -                     | -                     |
|         | (iii) Cash and cash equivalents                                                             | 4        | 10.64                 | 136.64                |
|         | (iv) Bank balances other than (iii) above                                                   |          | -                     | -                     |
|         | (v) Loans                                                                                   |          | -                     | -                     |
|         | (vi) Others                                                                                 |          | -                     | -                     |
|         | (c) Current Tax Assets (Net)                                                                | 5        | -                     | 19.05                 |
|         | (d) Other current assets                                                                    | 6        | 81.95                 | 1.12                  |
|         | <b>TOTAL ASSETS</b>                                                                         |          | <b>1,836.43</b>       | <b>1,989.00</b>       |
|         | <b>EQUITY AND LIABILITIES</b>                                                               |          |                       |                       |
| 1       | <b>Equity</b>                                                                               |          |                       |                       |
|         | (a) Equity Share capital                                                                    | 7        | 1.00                  | 1.00                  |
|         | (b) Other Equity                                                                            |          |                       |                       |
|         | (i) Retained Earnings                                                                       | 8        | -127.62               | -170.18               |
| 2       | <b>LIABILITIES</b>                                                                          |          |                       |                       |
|         | <b>Non-current Liabilities</b>                                                              |          |                       |                       |
|         | (a) Financial Liabilities                                                                   |          |                       |                       |
|         | (i) Borrowings                                                                              |          | -                     | -                     |
|         | (ii) Trade payables                                                                         |          | -                     | -                     |
|         | (iii) Other financial liabilities (other than those specified in item (b), to be specified) |          | -                     | -                     |
|         | (b) Provisions                                                                              |          | -                     | -                     |
|         | (c) Deferred tax liabilities (Net)                                                          |          | -                     | -                     |
|         | (d) Other non-current liabilities                                                           | 9        | 244.07                | 244.07                |
|         | <b>Current Liabilities</b>                                                                  |          |                       |                       |
|         | (a) Financial Liabilities                                                                   |          |                       |                       |
|         | (i) Borrowings                                                                              | 10       | 1,692.80              | 1,887.36              |
|         | (ii) Trade payables                                                                         |          | -                     | -                     |
|         | (iii) Other financial liabilities                                                           |          | -                     | -                     |
|         | (b) Other current liabilities                                                               | 11       | 25.76                 | 26.75                 |
|         | (c) Provisions                                                                              |          | -                     | -                     |
|         | (d) Current Tax Liabilities (Net)                                                           | 12       | 0.42                  | -                     |
|         | <b>TOTAL EQUITY AND LIABILITIES</b>                                                         |          | <b>1,836.43</b>       | <b>1,989.00</b>       |

The accompanying notes are an integral part of the Financial statements

Material accounting policy information

Notes to the financial statements

1  
2 to 25

As per our report of even date attached

For Devesh Parekh & Co.

Chartered Accountants

Firm Reg. No. 013338N



(Meenakshi)

Partner

M.No. 527873

Place: New Delhi

Date: 08.05.2025

Udin: 25092160BMGJSN4663

For Sadhok Real Estate Private Limited

*Virendra Singh*  
(Virendra Kumar Singh)  
Director  
DIN : 00028824

*Hanuman Jain*  
(Hanuman Jain)  
Director  
DIN : 05242157

**SADHOK REAL ESTATE PRIVATE LIMITED**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2025**

(Amount in Lakhs)

| Sl. No. | Particulars                                                                                                                          | Note No. | As at 31st March 2025 | As at 31st March 2024 |
|---------|--------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------|-----------------------|
| I       | Revenue From Operations                                                                                                              |          | -                     | -                     |
| II      | Other Income                                                                                                                         | 13       | 307.25                | 306.91                |
| III     | <b>Total Income (I + II)</b>                                                                                                         |          | <b>307.25</b>         | <b>306.91</b>         |
| IV      | <b>EXPENSES</b>                                                                                                                      |          |                       |                       |
|         | Cost of Materials Consumed                                                                                                           |          | -                     | -                     |
|         | Changes in inventories of finished goods, Stock-in -Trade and work-in-progress                                                       |          | -                     | -                     |
|         | Employee benefits expense                                                                                                            |          | -                     | -                     |
|         | Finance costs                                                                                                                        | 14       | 129.87                | 139.55                |
|         | Depreciation and amortization expense                                                                                                | 2        | 88.45                 | 92.99                 |
|         | Other expenses                                                                                                                       | 15       | 10.51                 | 11.00                 |
|         | <b>Total expenses (IV)</b>                                                                                                           |          | <b>228.83</b>         | <b>243.54</b>         |
| V       | <b>Profit/(loss) before exceptional items and tax (I- IV)</b>                                                                        |          | <b>78.42</b>          | <b>63.37</b>          |
| VI      | Exceptional Items                                                                                                                    |          | -                     | -                     |
| VII     | <b>Profit/(loss) before tax from continuing operations (V-VI)</b>                                                                    |          | <b>78.42</b>          | <b>63.37</b>          |
| VIII    | Tax expense:                                                                                                                         |          |                       |                       |
|         | (1) Current tax                                                                                                                      |          | 24.90                 | 7.50                  |
|         | (2) Deferred tax                                                                                                                     |          | -                     | -                     |
|         | (3) Short/(Excess) Provision Earlier Year                                                                                            |          | 10.95                 | 2.40                  |
| IX      | <b>Profit (Loss) for the period from continuing operations (VII-VIII)</b>                                                            |          | <b>42.57</b>          | <b>53.47</b>          |
| X       | Profit/(loss) from discontinued operations                                                                                           |          | -                     | -                     |
| XI      | Tax expense of discontinued operations                                                                                               |          | -                     | -                     |
| XII     | <b>Profit/(loss) from Discontinued operations (after tax) (X-XI)</b>                                                                 |          | <b>-</b>              | <b>-</b>              |
| XIII    | <b>Profit/(loss) for the period (IX+XII)</b>                                                                                         |          | <b>42.57</b>          | <b>53.47</b>          |
| XIV     | Other Comprehensive Income                                                                                                           |          |                       |                       |
|         | A (i) Items that will not be reclassified to profit or loss                                                                          |          | -                     | -                     |
|         | (ii) Income tax relating to items that will not be reclassified to profit or loss                                                    |          | -                     | -                     |
|         | B (i) Items that will be reclassified to profit or loss                                                                              |          | -                     | -                     |
|         | (ii) Income tax relating to items that will be reclassified to profit or loss                                                        |          | -                     | -                     |
| XV      | <b>Total Comprehensive Income for the period (XIII+XIV) (Comprising Profit (Loss) and Other Comprehensive Income for the period)</b> |          | <b>42.57</b>          | <b>53.47</b>          |
| XVI     | Earnings per equity share (for continuing operations):                                                                               | 16       |                       |                       |
|         | (i) Basic                                                                                                                            |          | 426                   | 535                   |
|         | (ii) Diluted                                                                                                                         |          | 426                   | 535                   |

The accompanying notes are an integral part of the Financial statements

Material accounting policy information

Notes to the financial statements

As per our report of even date attached

For Devesh Parekh & Co.

Chartered Accountants

Firm Reg. No. 013338N

1

2 to 25

For Sadhok Real Estate Private Limited

*Meenakshi*

(Meenakshi)

Partner

M.No. 527873

Place: New Delhi

Date: 08.05.2025

Udin: 25092160BMGJSN4663



*Virendra Singh*

(Virendra Kumar Singh)

Director

DIN : 00028824

*Hanuman Jain*

(Hanuman Jain)

Director

DIN : 05242157

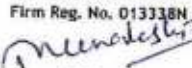
**SADHOK REAL ESTATE PRIVATE LIMITED**  
Cash Flow Statement for the year ended 31st March 2025

(Amount in Lakhs)

| S.N. | PARTICULARS                                                                       | Figures for the year ended 31st March 2025 | Figures for the year ended 31st March 2024 |
|------|-----------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|
| 1    | (a) Cash Flow from Operating Activities                                           |                                            |                                            |
|      | Net Profit Before Taxation                                                        | 78.42                                      | 63.37                                      |
|      | Add: Adjustment for non cash items :<br>Depreciation, amortization and impairment | 88.45                                      | 92.99                                      |
|      |                                                                                   | 166.87                                     | 156.36                                     |
|      | Add: Adjustment for other items<br>Other Comprehensive Income                     | -                                          | -                                          |
|      | Operating Profit Before Working Capital Changes                                   | 166.87                                     | 156.36                                     |
|      | (b) Adjustments for Changes in Working Capital:                                   |                                            |                                            |
|      | Adjustments for (Increase)/Decrease in Operating Assets:                          |                                            |                                            |
|      | Other Non-Current Assets                                                          | -0.10                                      | -                                          |
|      | Other Current Assets                                                              | -80.83                                     | 9.48                                       |
|      |                                                                                   | 85.94                                      | 165.84                                     |
|      | (c) Adjustments for (Increase)/Decrease in Operating Liabilities:                 |                                            |                                            |
|      | Other Current Liabilities                                                         | -0.99                                      | 11.41                                      |
|      | Other Non Current Liabilities                                                     | -                                          | -                                          |
|      | Cash Generated from Operations                                                    | 84.95                                      | 177.25                                     |
|      | Direct Taxes Paid/Received                                                        | -16.39                                     | 27.21                                      |
|      | Cash Flow from Operating Activities (A)                                           | 68.56                                      | 204.45                                     |
| 2    | Cash from Investment Activities :-                                                |                                            |                                            |
|      | Capital Expenditure on Fixed Assets, Including Capital Advances                   | -                                          | -                                          |
|      | Current Investments not Considered as Cash and Cash Equivalents:                  |                                            |                                            |
|      | Purchase of Long Term Investments:                                                |                                            |                                            |
|      | Interest Income (Revenue)                                                         |                                            |                                            |
|      | Dividend Received                                                                 |                                            |                                            |
|      | Net Cash Generated from / (used in) Investing Activities (B)                      | -                                          | -                                          |
| 3    | Cash Flow from Financing Activities :-                                            |                                            |                                            |
|      | Proceeds from issuance of share capital (including share application money)       | -                                          | -                                          |
|      | Proceeds from Long Term Borrowings                                                | -194.56                                    | -70.41                                     |
|      | Repayment of Short -Term Borrowings                                               | -                                          | -                                          |
|      | Net Cash Generated from / (used in) Financing Activities (C)                      | -194.56                                    | -70.41                                     |
|      | Net Increase/(Decrease) in Cash & Cash Equivalent (A+B+C)                         | -126.00                                    | 134.05                                     |
|      | Net Change in cash & Cash equivalents                                             | -126.00                                    | 134.05                                     |
|      | Cash & Cash Equivalent at the beginning of the Year                               | 136.64                                     | 2.59                                       |
|      | Cash & Cash Equivalent at the end of year                                         | 10.64                                      | 136.64                                     |
|      | Cash and Cash Equivalents                                                         |                                            |                                            |
|      | - Cash and Cheques in Hand                                                        | 0.13                                       | 0.13                                       |
|      | Balance with Scheduled Banks                                                      |                                            |                                            |
|      | - On Current Account                                                              | 10.51                                      | 136.51                                     |
|      | - On Term Deposit Account                                                         | -                                          | -                                          |

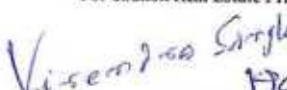
Notes :

The above Cash Flow Statement has been prepared under the indirect method set out as per Ind-AS-7 on Statement of Cash Flows notified u/s 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015], as amended.

As per our report of even date attached  
For Devesh Parekh & Co.  
Chartered Accountants  
Firm Reg. No. 013338N  
  
(Meenakshi)  
Partner  
M.No. 527873  
Place: New Delhi  
Date: 08.05.2025  
Udin: 25092160BMGJ5N4663



For Sadhok Real Estate Private Limited

  
(Virendra Kumar Singhi)  
Director  
DIN : 00028824

  
(Hanuman Jain)  
Director  
DIN : 05242157

**SADHOK REAL ESTATE PRIVATE LIMITED**  
**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH 2025**

**A. EQUITY SHARE CAPITAL**

(Amount in Lakhs)

| Particulars                    | Amount |
|--------------------------------|--------|
| As at 31st March 2024          | 1.00   |
| Change in equity share capital | -      |
| As at 31st March 2025          | 1.00   |

**BALANCE AS AT 31st MARCH 2025**

| Balance at the beginning of the current reporting period | Changes in Equity Share Capital due to prior period errors | Restated balance at the beginning of the current reporting period | Changes in equity share capital during the current year | Balance at the end of the current reporting period |
|----------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------|
| 1.00                                                     | -                                                          | -                                                                 | -                                                       | 1.00                                               |

**BALANCE AS AT 31st MARCH 2024**

| Balance at the beginning of the current reporting period | Changes in Equity Share Capital due to prior period errors | Restated balance at the beginning of the previous reporting period | Changes in equity share capital during the previous year | Balance at the end of the previous reporting period |
|----------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------|
| 1.00                                                     | -                                                          | -                                                                  | -                                                        | 1.00                                                |

**B. OTHER EQUITY**

| PARTICULARS                             | Reserves and Surplus | Total Amount |
|-----------------------------------------|----------------------|--------------|
|                                         | Retained Earnings    |              |
| Balance as at 01st April 2023           | -223.66              | -223.66      |
| Profit/(Loss) for the year              | 53.47                | 53.47        |
| Other Comprehensive Income              | -                    | -            |
| Total Comprehensive Income for the year | 53.47                | 53.47        |
| Balance as at 01st April 2024           | -170.19              | -170.19      |
| Profit/(Loss) for the year              | 42.57                | 42.57        |
| Other Comprehensive Income              | -                    | -            |
| Total Comprehensive Income for the year | 42.57                | 42.57        |
| Dividends                               | -                    | -            |
| Transfer to retained earnings           | -                    | -            |
| Balance as on 31st March 2025           | -127.62              | -127.62      |

As per our report of even date attached  
For Devesh Parekh & Co.  
Chartered Accountants  
Firm Reg. No. 013338N

*Meenakshi*  
(Meenakshi)  
Partner  
M.No. 527873



For & on behalf of Board of Directors

*Virendra Singh*  
(Virendra Kumar Singhi)  
Director  
DIN : 00028824

*Hanuman Jain*  
(Hanuman Jain)  
Director  
DIN : 05242157

Place: New Delhi  
Date: 08.05.2025  
Udin: 25092160BMGJSN4663

**SADHOK REAL ESTATE PRIVATE LIMITED**  
**Notes to the Financial Statements**  
**For the year ended 31st March 2025**

**Note: 1**

**Summary of Material accounting policy information**

**1.1 :- Corporate Information**

SADHOK REAL ESTATE PRIVATE LIMITED ("The Company") is a private limited company incorporated and domiciled in India having CIN: U70100DL2017PTC318700. It is registered under the Companies Act, 2013 on 5th June 2017. The registered office of the company is situated at 63, Rama Marg, Najafgarh Road, New Delhi-110015. It is wholly owned subsidiary of KLJ Resources Limited which is a listed company. The company is engaged in the business of Real Estate.

**1.2: Basis of Preparation**

**a) Statement of Compliance**

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind-AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian accounting standards) Amendment Rules 2016.

**b) Basis of Measurement**

The financial statements have been prepared under the historical cost convention and on an accrual basis.

**c) Use of estimates and judgment**

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, disclosure of contingent assets and liabilities at the date of financial statements and the reported amount of income and expenses. Examples of such estimates include estimates of future obligations under employee retirement benefit plans and estimated useful life of property, plant and equipment actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Future results could differ due to changes in these estimates and difference between the actual result and the estimates are recognised in the period in which the results are known /materialize.

All financial information presented in Indian rupees and all values are rounded for the nearest Lakhs except where otherwise stated.

**1.3 Cash Flow Statement**

Cash flow statement is reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the company are segregated based on the available information.

**1.4 Exceptional Items**

On certain occasions, the size, type or incidence of an item of income or expense, pertaining to the ordinary activities of the Company, is such that its disclosure improves an understanding of the performance of the Company. Such income or expense is classified as an exceptional item and accordingly disclosed in the Notes to Accounts.

**1.5 Property, plant and equipment**

a) Property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. Cost of asset includes the following:

- i. Cost directly attributable to the acquisition of the assets
- ii. Incidental expenditure during the construction period is capitalized as part of the indirect construction cost to the extent to which the expenditure is directly related to construction or is incidental thereto.
- iii. Present value of the estimated costs of dismantling & removing the items & restoring the site on which it is located if recognition criteria are met.

b) Cost of replacement, major inspection, repair of significant parts and borrowing costs for long-term construction projects are capitalised if the recognition criteria are met.

c) Upon sale of assets cost and accumulated depreciation are eliminated from the financial statements and the resultant gains or losses are recognized in the statement of profit and loss.

d) Amounts paid towards the acquisition of property, plant and equipment outstanding as of each reporting date and the cost of property, plant and equipment not ready for intended use before such date are disclosed under capital work- in-progress.

**Depreciation**

Depreciation on Property, plant and Equipment is provided on Written down (WDV) over the useful life of the assets as specified in Schedule II of the Companies Act, 2013.



#### 1.6 Investment Property

Property that is held for long term rental yields or for capital appreciation or both, and that is not occupied by the company, is classified as investment property. Investment Property is measured at its cost, including related transaction costs and where applicable borrowing costs less depreciation and impairment, if any.

#### 1.7 Impairment of non-financial assets

An asset is treated as impaired when the carrying cost of assets exceeds its recoverable value and impairment loss is charged to the Statement of Profit & Loss in the year in which an asset is identified as impaired. At each reporting date company assesses the estimate amount of impairment loss. The impairment loss recognized in prior accounting periods is reversed if there has been a change in the estimate of recoverable amount and such losses either no longer exists or has decreased. Reversal of impaired loss is recognized in the Statement of Profit & Loss.

#### 1.8 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable and as per the principle laid down in Ind AS 115.

The amount recognized as revenue is exclusive of Goods & Services Tax (GST) and is net of discounts.

The company recognizes revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific entities have been met for each of the company's activities as described below. The company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

#### 1.9 Functional and presentation currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the Company operates. (Functional Currency) The financial statements are presented in Indian rupees and all the values are rounded to the nearest Lakhs, which is the presentation currency of company.

#### 1.10 Tax expenses represents the sum of current tax and deferred tax

##### a) Current Income Tax

- Taxes including current income-tax are computed using the applicable tax rates and tax laws.
- The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the company operates and generates taxable income.
- Current income tax assets and liabilities for current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. Liability for additional taxes, if any, is provided / paid as and when assessments are completed.
- Current tax related to OCI Item are recognized in Other Comprehensive Income (OCI).

##### b) Deferred tax

- Deferred income tax is recognized using balance sheet approach.
- Deferred income tax assets and liabilities are recognized for temporary differences which is computed using the tax rates and tax laws that have been enacted or substantively enacted at the reporting date.
- Deferred income tax asset are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.
- The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.
- Deferred tax related to OCI Item are recognized in Other Comprehensive Income (OCI).

#### 1.11 Provisions

Provision is recognised when:

- The Company has a present obligation as a result of a past event,
  - A probable outflow of resources is expected to settle the obligation and
  - A reliable estimate of the amount of the obligation can be made.
- Reimbursement of the expenditure required to settle a provision is recognised as per contract provisions or when it is virtually certain that reimbursement will be received.

Provisions are reviewed at each Balance Sheet date.

##### a) Discounting of Provisions

Provision which expected to be settled beyond 12 months are measured at the present value by using pre-tax discount rate that reflects the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expenses.



### 1.12 Contingent Liabilities and contingent Assets

- (a) Contingent Liabilities are disclosed in either of the following cases:
- i) A present obligation arising from a past event, when it is not probable that an outflow of resources will be required to settle the obligation; or
  - ii) A reliable estimate of the present obligation cannot be made; or
  - iii) A possible obligation, unless the probability of outflow of resource is remote.
- (b) Contingent assets is disclosed where an inflow of economic benefits is probable.
- (c) Contingent Liability and Provisions needed against Contingent Liability and Contingent Assets are reviewed at each Reporting date.
- (d) Contingent Liability is net of estimated provisions considering possible outflow on settlement.

### 1.13 Earnings Per Share

In determining earnings per share, the Company considers the net profit attributable to equity shareholders. The number of shares used in computing basic and diluted earnings per share is the weighted average number of shares outstanding at the year end.

### 1.14 Fair Value Measurement

Company measures financial instruments at fair value at each reporting date. 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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. The company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

### 1.15 Dividend to equity holders

Dividend paid/payable shall be recognised in the year in which the related dividends are approved by shareholders or board of directors as appropriate.

### 1.16 Financial Instruments:-

#### (A) Initial recognition and measurement

Financial Instruments are recognized at its fair value plus or minus transaction costs that are directly attributable to the acquisition or issue of the financial instruments.

#### (B) Subsequent measurement

##### (i) Financial Assets

financial assets are classified in following categories:

- a) At Amortised Cost
- b) Fair value through Other Comprehensive Income.
- c) Fair value through Profit and loss account.

##### a. Debt Instrument at Amortised Cost

A financial asset shall be measured at amortised cost if both of the following conditions are met:

- (a) the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and
- (b) 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.

Financial assets measured at amortised cost using effective interest rate method less impairment if any. The EIR amortisation is included in finance income in the statement of profit and loss.

##### b. Debt Instrument at FVTOCI

A debt instrument is classified as at the FVTOCI if both of the following criteria are met:

- The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the Other Comprehensive Income (OCI). However, the company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On de-recognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to P&L. Interest earned is recognised using the EIR method.

##### c. Debt Instrument at FVTPL

FVTPL is a residual category for financial Assets. Any financial assets, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the company may elect to designate financial asset, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. If doing so reduces or eliminates a measurement or recognition inconsistency. The company has not designated any financial asset as at FVTPL.

Financial assets included within the FVTPL category are measured at fair value with all changes recognized in the P&L. Investment in Equity Instruments are measured through FVTPL.



**(ii) Financial liabilities**

**a) Financial liabilities at Amortised Cost**

Financial liabilities at amortised cost are initially recognized at fair value, and subsequently carried at amortized cost using the effective interest rate method.

**b) Financial liabilities at FVTPL**

The company has not designated any financial liabilities at FVTPL.

**b. Derecognition**

**Financial Asset**

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized only when the contractual rights to the cash flows from the asset expires or it transfers the financial assets and substantially all risks and rewards of the ownership of the asset.

**Financial Liability**

A financial liability is derecognised 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 a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in the income statement.

**c. Impairment of financial assets:**

Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss. The Company follows simplified approach for recognition of impairment loss allowance on trade receivable. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVTOCI debt instruments. The impairment methodology applies on whether there has been significant increase in credit risk.

**1.17 Borrowing Cost**

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

All other borrowing costs are charged to Statement of Profit and Loss account in the year in which they are incurred.

**1.18** The matters /accounting standards not specifically commented upon / reported here are either not applicable and / or not relevant.



**SADHOK REAL ESTATE PRIVATE LIMITED**  
**NOTES FORMING PART OF THE BALANCE SHEET AS AT 31ST MARCH 2025**

**Note: 2 Investment Property**

(Amount in Lakhs)

| Particulars                             | Building        |
|-----------------------------------------|-----------------|
| <b>Year end 31st March 2024</b>         |                 |
| Gross Carrying amount                   |                 |
| Deemed Cost as on 01st April 2023       | 2,006.86        |
| Addition during the year                | -               |
| Disposals during the year               | -               |
| <b>Closing Gross Carrying Amount</b>    | <b>2,006.86</b> |
| Accumulated Depreciation                |                 |
| Opening Accumulated Depreciation        | 97.75           |
| Addition during the year                | 92.99           |
| Disposals during the year               | -               |
| <b>Closing Accumulated Depreciation</b> | <b>190.74</b>   |
| <b>NET CARRYING AMOUNT 31-03-2024</b>   | <b>1,816.12</b> |
| <b>Year end 31st March 2025</b>         |                 |
| Gross Carrying amount                   | -               |
| Deemed Cost as on 01st April 2024       | 2,006.86        |
| Addition during the year                | -               |
| Disposals during the year               | -               |
| <b>Closing Gross Carrying Amount</b>    | <b>2,006.86</b> |
| Accumulated Depreciation                |                 |
| Opening Accumulated Depreciation        | 190.74          |
| Addition during the year                | 88.45           |
| Disposals during the year               | -               |
| <b>Closing Accumulated Depreciation</b> | <b>279.19</b>   |
| <b>NET CARRYING AMOUNT 31-03-2025</b>   | <b>1,727.67</b> |

**Disclosures relating to fair valuation of investment property**

1) Fair value of the above investment property is Rs.6300 lakhs the based of FMV as per valuation report.

**2) Fair Value Hierarchy**

The fair value of investment property has been determined by circle rates provided by Stamp Authority.

The fair value measurement for all of the investment property has been categorised as a level 1 fair value based on the inputs to the valuation techniques used.



**SADHOK REAL ESTATE PRIVATE LIMITED**  
**NOTES FORMING PART OF THE BALANCE SHEET AS AT 31ST MARCH 2025**

**Note: 3 Other Non Current Assets**

(Amount in Lakhs)

| Particulars       | As at 31st March 2025 | As at 31st March 2024 |
|-------------------|-----------------------|-----------------------|
| Security Deposits | 16.17                 | 16.07                 |
| <b>Total</b>      | <b>16.17</b>          | <b>16.07</b>          |

**Note: 4 Cash and Cash Equivalents**

| Particulars         | As at 31st March 2025 | As at 31st March 2024 |
|---------------------|-----------------------|-----------------------|
| Cash on hand        | 0.13                  | 0.13                  |
| Balances with Banks | 10.51                 | 136.51                |
| <b>Total</b>        | <b>10.64</b>          | <b>136.64</b>         |

**Note: 5 Current Tax Assets (net)**

| Particulars                      | As at 31st March 2025 | As at 31st March 2024 |
|----------------------------------|-----------------------|-----------------------|
| Advance Tax and Income Tax (TDS) | -                     | 26.55                 |
| Less: Direct Tax Payable         | -                     | 7.50                  |
| <b>Total</b>                     | <b>-</b>              | <b>19.05</b>          |

**Note: 6 Other Current Assets**

| Particulars        | As at 31st March 2025 | As at 31st March 2024 |
|--------------------|-----------------------|-----------------------|
| Others Recoverable | 81.95                 | 1.08                  |
| Balance of GST     | -                     | 0.04                  |
| <b>Total</b>       | <b>81.95</b>          | <b>1.12</b>           |

**Note: 7 Equity Share capital**

| Particulars                           | As at 31st March 2025 | As at 31st March 2024 |
|---------------------------------------|-----------------------|-----------------------|
| Authorised share capital              |                       |                       |
| 10,000 Equity shares of Rs. 10 each   | 1.00                  | 1.00                  |
|                                       | 1.00                  | 1.00                  |
| Issued/Subscribed and Paid up Capital |                       |                       |
| 10,000 Equity shares of Rs.10 each    | 1.00                  | 1.00                  |
|                                       | 1.00                  | 1.00                  |

**7.1 Details of shareholder holding more than 5% in the company**

| Name of the shareholder                  | As at 31st March 2025 |                        | As at 31st March 2024 |                        |
|------------------------------------------|-----------------------|------------------------|-----------------------|------------------------|
|                                          | No in Shares          | % holding in the class | No in Shares          | % holding in the class |
| Equity shares of Rs.10/- each fully paid |                       |                        |                       |                        |
| KLJ Resources Limited                    | 10,000.00             | 100.00                 | 10,000.00             | 100.00                 |
| <b>Total</b>                             | <b>10,000.00</b>      | <b>100.00</b>          | <b>10,000.00</b>      | <b>100.00</b>          |

**7.2 Rights, Preferences and Restrictions attaching to shares**

Equity Shares: The Company has one class of Equity Shares having a par value of Rs.10 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by Board of Directors is subject to approval of the shareholder in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

**7.3 Reconciliation of the number of equity shares and share capital**

| Particulars                                                                           | As at 31st March 2025 |        | As at 31st March 2024 |        |
|---------------------------------------------------------------------------------------|-----------------------|--------|-----------------------|--------|
|                                                                                       | No in Shares          | Amount | No in Shares          | Amount |
| Issued/Subscribed and Paid up equity Capital outstanding at the beginning of the year | 10,000                | 1.00   | 10,000                | 1.00   |
| Issued/Subscribed and Paid up equity Capital outstanding at the end of the year       | 10,000                | 1.00   | 10,000                | 1.00   |

**7.4 The aggregate shareholding of the promoters and promoter group as at 31.03.25**

| Name of the Promoters | As at 31st March 2025 |                       |                          | As at 31st March 2024 |                       |                          |
|-----------------------|-----------------------|-----------------------|--------------------------|-----------------------|-----------------------|--------------------------|
|                       | No. of Shares Held    | Percentage of Holding | % Change during the year | No. of Shares Held    | Percentage of Holding | % Change during the year |
| KLJ Resources Ltd.    | 10,000                | 100.00                | -                        | 10,000                | 100.00                | -                        |



SADHOK REAL ESTATE PRIVATE LIMITED  
NOTES FORMING PART OF THE BALANCE SHEET AS AT 31ST MARCH 2025

Note: 8 Other Equity (Amount in Lakhs)

| Particulars       | As at 31st March 2025 | As at 31st March 2024 |
|-------------------|-----------------------|-----------------------|
| Retained Earnings | -127.62               | -170.19               |
|                   | -127.62               | -170.19               |

Note: 8.1

| Particulars                                                                  | As at 31st March 2025 | As at 31st March 2024 |
|------------------------------------------------------------------------------|-----------------------|-----------------------|
| Retained Earnings                                                            |                       |                       |
| As per last Balance Sheet                                                    | -170.19               | -223.66               |
| Add: Profit after Tax                                                        | 42.57                 | 53.47                 |
| Items of Other comprehensive Income recognised directly in retained earnings |                       |                       |
| Remeasurements of defined benefits plans, net of tax                         | -                     | -                     |
|                                                                              | -127.62               | -170.19               |

Note: 9 Other Non Current Liabilities

| Particulars       | As at 31st March 2025 | As at 31st March 2024 |
|-------------------|-----------------------|-----------------------|
| Security Deposits | 244.07                | 244.07                |
| Total             | 244.07                | 244.07                |

NOTE: 10 BORROWINGS-CURRENT

| Particulars     | As at 31st March 2025 | As at 31st March 2024 |
|-----------------|-----------------------|-----------------------|
| Unsecured       |                       |                       |
| Related Parties | 1,692.80              | 1,887.36              |
|                 | 1,692.80              | 1,887.36              |
| Total           | 1,692.80              | 1,887.36              |
|                 | -                     | -                     |
| Total           | 1,692.80              | 1,887.36              |

Note: 11 Other Current Liabilities

| Particulars           | As at 31st March 2025 | As at 31st March 2024 |
|-----------------------|-----------------------|-----------------------|
| Statutory Liabilities | 25.57                 | 26.55                 |
| Others                | 0.19                  | 0.20                  |
| Total                 | 25.76                 | 26.75                 |

Note: 12 CURRENT TAX

| Particulars             | As at 31st March 2025 | As at 31st March 2024 |
|-------------------------|-----------------------|-----------------------|
| Current Tax Liability   |                       |                       |
| Direct Tax Payable      | 24.90                 | -                     |
| Less: Advance Tax & TDS | 24.48                 | -                     |
| Total                   | 0.42                  | -                     |



**SADHOK REAL ESTATE PRIVATE LIMITED**  
**NOTES FORMING PART STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2025**

**Note: 13 Other Income**

(Amount in Lakhs)

| Particulars   | Year Ended<br>31.03.2025 | Year Ended<br>31.03.2024 |
|---------------|--------------------------|--------------------------|
| Rental Income | 228.00                   | 228.00                   |
| Other Income  | 79.25                    | 78.91                    |
| <b>Total</b>  | <b>307.25</b>            | <b>306.91</b>            |

**Note: 14 Finance Costs**

| Particulars   | Year Ended<br>31.03.2025 | Year Ended<br>31.03.2024 |
|---------------|--------------------------|--------------------------|
| Interest Paid | 129.87                   | 139.55                   |
| <b>Total</b>  | <b>129.87</b>            | <b>139.55</b>            |

**Note: 15 Other Expenses**

| Particulars                | Year Ended<br>31.03.2025 | Year Ended<br>31.03.2024 |
|----------------------------|--------------------------|--------------------------|
| Maintenance Expenses       | 9.48                     | 8.25                     |
| Electricity Expenses       | 0.35                     | 0.77                     |
| Property Tax               | 0.10                     | 0.10                     |
| Insurance Expenses         | 0.07                     | 0.07                     |
| Legal and Professional Fee | 0.08                     | 1.45                     |
| Rate Taxes & Fee           | -                        | 0.16                     |
| Audit Fee                  | 0.18                     | 0.18                     |
| Filing Fee                 | 0.02                     | 0.02                     |
| <b>Total</b>               | <b>10.51</b>             | <b>11.00</b>             |



## Note 16. Earnings per Share:

(Amount in Lakhs)

| Particulars                  | For the year ended<br>31st March 2025 | For the year ended<br>31st March 2024 |
|------------------------------|---------------------------------------|---------------------------------------|
|                              | (Rs. per share)                       | (Rs. per share)                       |
| <b>Basic EPS</b>             |                                       |                                       |
| From continuing operation    | 426                                   | 535                                   |
| From discontinuing operation | -                                     | -                                     |
| <b>Diluted EPS</b>           |                                       |                                       |
| From continuing operation    | 426                                   | 535                                   |
| From discontinuing operation | -                                     | -                                     |

## 16.1 Basic Earning per Share

The earnings and weighted average number of equity shares used in calculation of basic earning per share:-

| Particulars                                                                   | For the year ended<br>31st March 2025 | For the year ended<br>31st March 2024 |
|-------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| Profit attributable to equity holders of the company:                         |                                       |                                       |
| Continuing operations                                                         | 42.57                                 | 53.47                                 |
| Discontinuing operations                                                      | -                                     | -                                     |
| Earnings used in calculation of Basic Earning Per Share                       | <u>42.57</u>                          | <u>53.47</u>                          |
| Weighted average number of shares for the purpose of basic earnings per share | 10,000                                | 10,000                                |

## 16.2 Diluted Earning per Share

The earnings and weighted average number of equity shares used in calculation of diluted earning per share:-

| Particulars                                                                          | For the year ended<br>31st March 2025 | For the year ended<br>31st March 2024 |
|--------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| Profit attributable to equity holders of the company:                                |                                       |                                       |
| Continuing operations                                                                | 42.57                                 | 53.47                                 |
| Discontinuing operations                                                             | -                                     | -                                     |
| Earnings used in calculation of diluted Earning Per Share from continuing operations | <u>42.57</u>                          | <u>53.47</u>                          |

The weighted number of equity shares for the purpose of diluted earning per share reconciles to the weighted average number of equity shares used in calculation of basic earning per share as follows:

| Particulars                                                                                | For the year ended<br>31st March 2025 | For the year ended<br>31st March 2024 |
|--------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| Weighted average number of Equity shares used in calculation of basic                      | 10,000                                | 10,000                                |
| Effect of dilution:                                                                        |                                       |                                       |
| Share Options                                                                              | -                                     | -                                     |
| Weighted average number of Equity shares used in calculation of diluted earnings per share | <u>10,000</u>                         | <u>10,000</u>                         |



# SADHOK REAL ESTATE PRIVATE LIMITED

## Note 17. Financial Ratios

The details of significant changes (i.e. change of 25% or more as compared to the immediately previous financial year) in key financial ratios, along with detailed explanations:

| Sl. No. | Ratio Type                            | Numerator                   | Denominator                             | Unit  | 2025-24 | 2023-24 | Variation (In %) | Explanation for changes                                                              |
|---------|---------------------------------------|-----------------------------|-----------------------------------------|-------|---------|---------|------------------|--------------------------------------------------------------------------------------|
| 1       | Current Ratio                         | Current Assets              | Current Liabilities                     | Times | 0.05    | 0.08    | -34.24%          | The Current ratio has decrease due to decrease in current assets                     |
| 2       | Debt-equity ratio                     | Debt                        | Equity                                  | Times | -13.37  | -11.16  | 19.84%           |                                                                                      |
| 3       | Debt service coverage ratio           | Net Profit before tax+Depre | Total amount of interest & principal of | Times | 0.18    | 0.16    | 11.81%           |                                                                                      |
| 4       | Return on equity ratio                | Net Profit after taxes      | Equity Shareholder funds                | %     | -0.34   | -0.32   | 6.38%            | The return on equity has increased mainly on account of decline in net profit margin |
| 5       | Inventory turnover ratio              | Sales                       | Average Inventory                       | Times | 0.00    | 0.00    |                  |                                                                                      |
| 6       | Trade receivables turnover ratio      | Net Credit Sales            | Average Accounts Receivables            | Times | 0.00    | 0.00    |                  |                                                                                      |
| 7       | Trade payables turnover ratio         | Net Credit Purchases        | Average Accounts Payables               | Times | 0.00    | 0.00    |                  |                                                                                      |
| 8       | Net capital turnover ratio            | Sales                       | Net Assets                              | Times | 0.00    | 0.00    |                  |                                                                                      |
| 9       | Net profit ratio                      | Net Profit after taxes      | Sales                                   | %     | 0.00    | 0.00    |                  |                                                                                      |
| 10      | Return on capital employed (Post-Tax) | Earning after Tax           | Capital Employed                        | %     | 0.00    | 0.00    |                  |                                                                                      |
| 11      | Return on investment                  | Return/ Profit/ Earnings    | Investment                              | %     | 0.00    | 0.00    |                  |                                                                                      |



**Note: - 18 Capital management**

The company manages its capital to ensure that the company will be able to continue as a going concern while maximising the return to stakeholder through optimization of the debt and equity balance. The capital structure of the company comprises of debt and total equity of the company.

**Debt Equity Ratio**

(Amount in Lakhs)

| Particulars                | As on 31st March, 25 | As on 31st March, 24 |
|----------------------------|----------------------|----------------------|
| Borrowing (Note No. 10 )   | 1,692.80             | 1,887.36             |
| Long term debt             | 1,692.80             | 1,887.36             |
| Equity (Note No. 7 )       | 1.00                 | 1.00                 |
| Other equity (Note No. 8 ) | -127.62              | -170.18              |
| Total equity               | -126.62              | -169.18              |
| Debt equity Ratio          | (13.37)              | (11.16)              |

**Note 19 :Fair Value measurements****(i) Financial Instruments by Category**

(Amount in Lakhs)

| Particulars                 | As at 31st March, 2025 |        |                | As at 31st March, 2024 |        |                |
|-----------------------------|------------------------|--------|----------------|------------------------|--------|----------------|
|                             | FVTPL                  | FVTOCI | Amortised Cost | FVTPL                  | FVTOCI | Amortised Cost |
| Financial Assets            |                        |        |                |                        |        |                |
| Cash and Cash Equivalents   | -                      | -      | 10.64          | -                      | -      | 136.64         |
| Total Financial Assets      | -                      | -      | 10.64          | -                      | -      | 136.64         |
| Financial Liabilities       |                        |        |                |                        |        |                |
| Borrowings                  | -                      | -      | 1,692.80       | -                      | -      | 1,887.36       |
| Total Financial Liabilities | -                      | -      | 1,692.80       | -                      | -      | 1,887.36       |

i) The carrying amounts of cash and cash equivalents which are due to be settled within 12 months are considered to be the same as their fair values, due to short term nature.

ii) Long term borrowings are evaluated by company on parameters such as interest rates, specific country risk factors and other risk factors. Based on this evaluation the fair value of such payables are not materially different from their carrying amount. As the amount is immaterial, no fair valuation is required.

**(ii) Fair Value hierarchy**

Level 1- Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2- Inputs other than quoted prices included within Level 1 that are observable for the assets or liability, either directly (i.e. as prices) or indirectly (i.e. derived form prices)

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

The financial assets and financial liabilities are valued at Amortised Cost, since no fair valuation technique is being used hence, fair value hierarchy is not required.

**(iii) Financial risk management**

The Company's principal financial liabilities comprise of only Borrowings. The main purpose of these financial liabilities is to finance the company's operations. The Company's principal financial assets include cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The company's financial risk activities are governed by appropriated policies and procedures and that financial risk are identified, measured and managed in accordance with the companies policies and risk objectives. The board of directors review's and agree's on policies for managing each of these risk, which are summarised below:-

**a) Market Risk**

Market risk is the risk that the fair value of future cash flows of a financial instruments will fluctuate because of changes in market prices. Market risk comprises Interest rate risk and foreign currency risk. Financial instruments affected by market risk includes loans and borrowings.

**i) Interest Rate Risk**

Interest rate risk is the risk that the fair value of future cash flows of a financial instruments will fluctuate because of change in market interest rate, the company performs a comprehensive corporate interest rate risk management. The company is not exposed to significant interest rate risk as at the respective reporting dates.

**ii) Foreign Currency Risk**

There are no foreign exchange transactions undertaken by the company hence, company is not exposed to foreign currency risk.

**b) Credit risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers. The company is not exposed to credit risk from its financial activities as at present there are no receivables outstanding in books.

**Financial instruments and cash deposits**

Credit risk from balances with banks and financial institutions is managed in accordance with the companies policy. Investment of surplus are made only with approved with counterparty on the basis of the financial quotes received from the counterparty.

**c) Liquidity risk**

Liquidity risk is the risk that the company will not be able to meet its financial obligations as they become due. The company manages its liquidity risk by ensuring , as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risk to the company's reputation.

The company's principal sources of liquidity are cash and cash equivalents and the borrowings from Directors. The company has also taken a loan from Bank against Immovable Property.

**Note 20. Commitments, Contingent Liabilities and Contingent Assets**

**20.1 Capital Commitments :** As at 31st March, 2025 Rs. Nil and 31st March, 2024 Rs. Nil

**20.2 Contingent Liabilities**

i) Contingent Liabilities, as defined in Ind AS 37 on "Provisions on Contingent Liabilities and Contingent Assets", are disclosed below. Provision is made, if it becomes probable that and outflow of future economic benefits will be required for the item previously dealt with as Contingent Liability.

| Particulars                                                           | (Amount in Lakhs)     |                       |
|-----------------------------------------------------------------------|-----------------------|-----------------------|
|                                                                       | As at 31st March 2025 | As at 31st March 2024 |
| Corporate Guarantee issued to Bank (for wholly owned holding company) | 7000.00               | 7000.00               |

**Note 21 Key sources of estimation uncertainty**

The followings are the key assumptions concerning the future, and the key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities with next financial year.

**a) Fair valuation measurement and valuation process**

Financial instruments are measured initially at fair value and subsequently at amortised cost on the basis of materiality. As on Balance Sheet date, Financial Asset and Liabilities are immaterial and hence no fair valuation is required.



## b) Taxes

Deferred tax assets are recognized for unused tax losses and unabsorbed depreciation to the extent that it is probable that taxable profit will be available against which losses can be utilised significant management judgement is required to determine the amount of deferred tax asset that can be recognised, based upon the likely timing and level of future taxable profit together with future tax planning strategies.

**Note 22. Related Party disclosures as required by Ind-AS 24 "Related party Disclosure"****22.1 Key Management Personnel:**

Mr. Virendra Kumar Singhi, Director  
Mr. Hanuman Jain, Director

**22.2 Holding Company**

KLJ Resources Limited (Share: 100%)

**22.3 Disclosure of transactions with related parties:**

| Nature of Transaction                | Name of Related Parties | Relationship    | (Amount in Lakhs) |            |
|--------------------------------------|-------------------------|-----------------|-------------------|------------|
|                                      |                         |                 | 31.03.2025        | 31.03.2024 |
| Interest Paid                        | KLJ Resources Ltd.      | Holding Company | 129.87            | 139.55     |
| Unsecured Loan Taken                 | KLJ Resources Ltd.      | Holding Company | -                 | -          |
| Loan Repayment (Incl. TDS)           | KLJ Resources Ltd.      | Holding Company | 324.43            | 209.96     |
| Rent Received                        | KLJ Resources Ltd.      | Holding Company | 228.00            | 228.00     |
| Corporate Guarantee fees (Incl. GST) | KLJ Resources Ltd.      | Holding Company | 82.60             | 82.60      |
| Reimbursement of Expenses            | KLJ Resources Ltd.      | Holding Company | 12.51             | 11.51      |
| <b>Outstanding Balance</b>           |                         |                 |                   |            |
| Security Deposit Received            | KLJ Resources Ltd.      | Holding Company | 244.07            | 244.07     |
| Loan Taken                           | KLJ Resources Ltd.      | Holding Company | 1,692.80          | 1,887.36   |
| Receivable                           | KLJ Resources Ltd.      | Holding Company | 81.29             | 0.05       |

**Note 23.** There are no delays in payments to Micro and Small Enterprises as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006. The information has been determined to the extent such parties have been identified on the basis of information available with the company.

**Note 24. Lease Arrangements**

The Company has not taken any Financial Lease.

Immovable Property held for rental income and capital appreciation classified as investment property as per Ind AS 40.

**Note 25. Approval of financial statement**

The financial statements were approved for issue by the Board of Directors on 08/05/2025.

As per our report of even date attached

For Devesh Parekh & Co.  
Chartered Accountants  
Firm Reg. No. 013338N

*Meenakshi*

(Meenakshi)  
Partner  
M.No. 527873

Place: New Delhi  
Date: 08.05.2025  
Udin: 250921608MGJ5N4663



For Sadhok Real Estate Private Limited

*Virendra Singhi*  
(Virendra Kumar Singhi)  
Director  
DIN : 00028824

*Hanuman Jain*  
(Hanuman Jain)  
Director  
DIN : 05242157