Independent Auditor's Report

To the Members of Srivarsha Realtors Private Limited

Report on the audit of Financial Statements

Opinion

We have audited the financial statements of **Srivarsha Realtors Private Limited** ("the Company"), which comprise the Balance Sheet as at **31st March, 2026**, the Statement of Profit and Loss (including other comprehensive income), Statement of Changes in Equity and Cash Flow Statement and for the year then ended, and notes to the financial statements including a summary of the significant accounting policies and other explanatory information (here in after 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 Companies Act, 2013 ["the Act"], in the manner so required and give a true and fair view in conformity with the Accounting principles generally accepted in India, of the state of affairs of the Company as at **March 31, 2026**, the Loss and other comprehensive income, change in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the 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 Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were during the course of audit the observations were reported to those charged with governance and it has been determined that nothing significant found to report under this head "Key Audit Matters".

Information other than the financial statements and Auditor's Report thereon

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

The Company's management and Board of Directors are responsible for the matters stated in Section 134 (5) of the Act, 2013 with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/loss (including other comprehensive income), change in equity and cash flow of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements 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 and Board of Directors are 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 is also responsible for overseeing the company's financial reporting process.

Auditors' 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 scepticism throughout the audit. We also:

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

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

- Conclude on the appropriateness of 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.

- 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.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or

regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

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

A. 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 appears from our examination of those books.

c) The balance sheet, the statement of profit and loss (including other comprehensive income), the Statement of Changes in Equity 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.

e) On the basis of the written representations received from the directors of the Company as at **31st March, 2026** taken on record by the Board of Directors, none of the directors are disqualified as on **31st March, 2026** 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 with reference to the financial statements of the Company and the operating effectiveness of such controls, refer to our separate report in **Annexure "B"** and

B. With respect to the other matters to be included in the Auditors' 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 has no pending litigations and hence no disclosure made in the financial statements;

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

iii There are no amount required to be transferred to the Investor Education and Protection Fund by the Company;

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

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

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

v The company has not declared dividend or paid during the year and hence compliance with section 123 of the Companies Act, 2013 is not applicable for the year.

vi. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, we observed that there is no remuneration paid by the Company to its directors during the year

vii. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2026 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2026.

C. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, we observed that there is no remuneration paid by the Company to its directors during the year.

UDIN: 26257230MEVGUD1249

M.S. JAGANNATHAN & VISVANATHAN * Chartered Accountants * No : 67A, P & T Colony Main Road, Kavundampalayam, Coimbatore 641 030

For M.S. Jagannathan & Visvanathan
FRN 001209S
Chartered Accountants

S.K.R.Prabhakaran
Partner
Membership No. 257230

Place: Coimbatore
Date: 28-05-2026

Annexure - A to the Independent Auditors' Report

With reference to the Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31st March 2026, we report the following:

i a. The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and intangible assets.

b. As explained to us, property, plant and equipment have been physically verified by the management at reasonable intervals; no material discrepancies were noted on such verification.

c. The title deeds of immovable properties are held in the name of the Company.

d. During the year, the company had not revalued any of its property, plant and equipment and intangible assets.

e. According to the information and explanations given to us, there are no proceedings 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 a. As explained to us, inventories have been physically verified during the year by the management at reasonable intervals. No material discrepancy of 10% or more in the aggregate for each class of inventory was noticed on physical verification of stocks by the management as compared to book records.

b. The company has not borrowed any loan and hence, clause 3(ii)(b) of the order not applicable.

iii According to the information and explanations given to us during the year the company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties and hence the clause (iii) sub-clause (a) to (f) of the Order are not applicable to the company.

iv In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, with respect to the loans and investments made.

v The Company has not accepted any deposits or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

vi The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the businesses rendered by the Company.

vii a. According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including Goods and service tax, provident fund, employees state insurance, income-tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of Goods and service tax, provident fund, employees state insurance, income-tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues were in arrears as at 31st March 2026 for a period of

more than six months from the date which is liable to payable.

b. According to the information and explanations given to us, there are no dues which have not been deposited on account of dispute and the same being contested by the Company.

viii The company does not have any transactions to be recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

ix a. The Company has no borrowings from banks, financial institution and government and hence the clause 3 (ix) (a) is not applicable for the year under review.

b. According to the information and explanation given to us and on the basis of our audit procedures, we report that the company has not been declared wilful defaulter by any bank or financial institutions or government or government authority.

c. During the year, there was no fresh term loans borrowed and hence the clause 3 (ix) (c) is not applicable for the year under review.

d. According to the information and explanation given to us and on an overall examination of the Balance sheet of the company, we report that no funds raised on short-term basis have been used for long-term purposes.

e. According to the information and explanations given to us and on an overall examination of financial statements of the company, we report that 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. According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x a. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments).

b. The company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year under review.

xi a. According to the information and explanations given to us, no material fraud by the Company or on the Company has been noticed or reported during the course of our audit.

b. During the year and up to the date of this report, no report under section (12) of section 143 of the Companies Act in Form ADT – 4 as prescribed under rule 13 of companies (Audit and Auditors) Rules, 2014 with the central government

c. As represented to us by the management, there are no whistle blower complaints received by the company during the year.

xii In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

xiii According to the information and explanations given to us and based on our examination of the records of the Company, all transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act, 2013. Hence paragraph 3(xiv) (b) of the Order is not applicable.

xv According to the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not

applicable to the company.

xvi a. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

b. The company has not conducted any Non-Banking Financial or Housing Finance activities and has not obtained any valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

c. The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and hence clause (xvi) (c) and (d) not applicable for the year under review.

xvii The company has incurred cash loss of Rs.64,055 in the financial year and Rs. 7,72,789 in the immediately preceding financial year.

xviii There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.

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

xx According to the information and explanation given to us, the provisions of section 135 sub-section (5) and (6) of the Companies Act 2013 is not applicable to the company for the year under review.

xxi The company does not have any subsidiary and hence inclusion of qualifications or adverse remark by the respective auditors in the Companies (Auditor's Report) Order (CARO) does not arise.

For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

M.S. JAGANNATHAN & VISVANATHAN * No.:67A, P & T Colony, Main Road, Kavundampalayam, Coimbatore 641 030 * Chartered Accountants

S.K.R.Prabhakaran
Partner
M.No.257230

UDIN: 26257230MEVGUD1249

Place: Coimbatore
Date: 28-05-2026

Annexure - B to the Independent Auditors' Report
Report on the internal financial controls with reference in the aforesaid financial statements under clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

(Referred to in paragraph 1(A)(f) under 'Report on Other Legal and Regulatory Requirements section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of **Srivarsha Realtors Private Limited** ("the Company") as at 31st March 2026 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, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31st March, 2026, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("the Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. 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 Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and whether 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 with reference to financial statements and their operating effectiveness.

Our audit of internal financial controls with reference to financial statements included obtaining an

understanding of such internal financial controls with reference to financial statements, 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 with reference to financial statements.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements 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 authorisations of management and directors of the company; and

3. Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

S.K.R.Prabhakaran
Partner
M.No.257230

UDIN: 26257230MEVGUD1249

Place: Coimbatore
Date: 28-05-2026

JAGANNATHAN & VISVANATHAN ★ M.S. ★ Chartered Accountants
No.:67A, P & T Colony, Main Road, Kavundampalayam, Coimbatore 641 030

SRIVARSHA REALTORS PRIVATE LIMITED

No.164/18, Maruthachalapuram Main Road, Opposite to Ration shop, 60 feet Road, Tirupur 641602.

Balance Sheet

Particulars	Note	As at 31.03.2026	As at 31.03.2025
		Rs. in Lakhs	Rs. in Lakhs
I. ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment	3	-	-
(b) Financial Assets			
(i) Investments	4	0.10	0.10
(ii) Other financial assets		-	0.20
(c) Deferred tax assets (net)	5	2.71	2.71
		2.81	3.01
(2) Current assets :			
(a) Financial Assets			
(i) Trade receivables	6	1.80	8.80
(ii) Cash and cash equivalents	7	0.32	0.68
(b) Other current assets	8	0.00	0.46
		2.12	9.94
Total		4.93	12.95
II. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	9 (a)	1.00	1.00
(b) Other equity	9 (b)	(1.89)	(1.25)
		(0.89)	(0.25)
(2) Liabilities			
Current liabilities :			
(a) Financial Liabilities			
(i) Trade payable	10	-	-
(ia) Total outstanding dues of micro and small enterprise		-	-
(ib) Total outstanding dues of other than micro and small enterprise		0.00	-
(b) Other current liabilities	11	5.82	13.20
		5.82	13.20
Total		4.93	12.95
Material Accounting Policies	1 & 2		
Additional notes to the financial statements	17		

As per our report of even date attached
For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

S.K.R.Prabhakaran
M.No.257230
Partner
UDIN: 26257230MEVGUD1249

Place : Coimbatore
Date : 28.05.2026

M.S. JAGANNATHAN & VISVANATHAN * Chartered Accountants * No : 67A, P & T Colony Main Road, Kavundampalayam, Coimbatore 641 030

For and on behalf of the Board

T.Paul Sugumaran
Director
DIN 01875775

S.Udayananda
Director
DIN no. 02232042

Place : Tirupur
Date : 28.05.2026

SRIVARSHA REALTORS PRIVATE LIMITED

No.164/18, Maruthachalapuram Main Road, Opposite to Ration shop, 60 feet Road, Tirupur 641602.

Statement of Profit and Loss

Particulars	Note	2025-2026	2024-2025
		Rs. in Lakhs	*Rs. in Lakhs*
Income :			
Revenue form operations	**12**	-	-
Other income	**13**	-	0.02
Total Income		-	0.02
Expenses :			
Contract expenses	**14**	-	-
Employee benefit expenses	**15**	-	-
Depreciation and amortisation expenses		-	2.91
Other expenses	**16**	0.64	4.84
Total Expenditure		0.64	7.75
Profit / (Loss) before exceptional & extraordinary items and tax		(0.64)	(7.73)
Exceptional items		-	-
Profit / (Loss) before extraordinary items and tax		(0.64)	(7.73)
Extraordinary items		-	-
Profit / (Loss) before tax		(0.64)	(7.73)
Tax expense:			
Current tax		-	-
Deferred Tax reversed/ (provided)			-
Profit / (Loss) for the year		(0.64)	(7.73)
Other Comprehensive Income		-	-
Total Comprehensive Income for the year		(0.64)	(7.73)
Earning Per Equity Share - (Norminal Value per share: Rs.10)			
Basic/Diluted		(6.41)	(77.28)
Material Accounting Policies	**1 & 2**		
Additional information to financial statements	**17**		

As per our report of even date attached
For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

S.K.R.Prabhakaran
M.No.257230
Partner
UDIN: 26257230MEVGUD1249

M.S. JAGANNATHAN & VISVANATHAN * Chartered Accountants * No.: 57A, P & T Colony Main Road, Kavundampalayam, Coimbatore 641 030

Place : Coimbatore
Date : 28.05.2026

For and on behalf of the Board

T. Paul Sugumaran
Director
DIN 01875775

S.Udayananda
Director
DIN 02232042

Place : Tirupur
Date : 28.05.2026

SRIVARSHA REALTORS PRIVATE LIMITED

No.164/18, Maruthachalapuram Main Road, Opposite to Ration shop, 60 feet Road, Tirupur 641602.

Cash flow statement

Particulars	2025-2026	2024-2025
	Rs. in Lakhs	Rs. in Lakhs
A. Cash flow from operating activities:		
Net Profit/(-)Loss before Tax and Extraordinary items	(0.64)	(7.73)
Add: Depreciation and amortisation expenses	-	2.91
Add: Loss on sale of assets	-	4.20
Operating Profit before working capital changes	(0.64)	(0.62)
Adjustment for :		
Decrease/(-) Increase in Loans and advances	-	-
Decrease/(-) Increase in Trade Receivables	7.00	(8.80)
Decrease/(-) Increase in Inventories	-	-
Decrease/(-) Increase in Other current assets	0.65	13.15
Increase/(-) Decrease in Other current liabilities	(7.38)	(12.54)
Increase/(-) Decrease in Trade Payables	0.00	-
Cash generated from operations	(0.37)	(8.81)
Direct Taxes Paid	-	-
Net cash from operating activities	(0.37)	(8.81)
B. Cash flow from investing activitiees:		
Sale of Tangible Assets	-	9.15
	-	-
Net cash used inInvesting Activities	-	9.15
C. Cash flow from financing activities:		
Decrease in Short Term Loans and Advances		
Net Cash from Financing Activities	-	-
Net increase in cash and cash Equivalents (A+B+C)	(0.37)	0.34
Cash and cash equivalents as at 1st April (Opening Balance)	0.68	0.34
Cash and cash equivalents as at 31st March (Closing Balance)	0.32	0.68

As per our report of even date attached
For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

S.K.R.Prabhakaran
M.No.257230
Partner
UDIN: 26257230MEVGUD1249

Place : Coimbatore
Date : 28.05.2026

M.S. JAGANNATHAN & VISVANATHAN * Chartered Accountants * No : 67A, P & T Colony, Main Road, Kavundampalayam, Coimbatore 641 030

For and on behalf of the Board

T. Paul Sugumaran
Director
DIN 01875775

S.Udayananda
Director
DIN 02232042

Place : Tirupur
Date : 28.05.2026

SRIVARSHA REALTORS PRIVATE LIMITED

No.164/18, Maruthachalapuram Main Road, Opposite to Ration shop, 60 feet Road, Tirupur 641602.

Statement of Changes in Equity for the year ended 31st March, 2026

A. Equity Share Capital

(1) Current reporting period

Particulars	Balance as at April 01,2025	Changes in equity share capital due to prior period error	Restated balance at April 01, 2025	Changes in equity share capital during the year	Balance as at March 31, 2026
	Rs. in Lakhs	Rs. in Lakhs	Rs. in Lakhs	Rs. in Lakhs	Rs. in Lakhs
Equity shares of Rs.10 each fully paid up	1.00	-	1.00	-	1.00

(2) Previous reporting period

Particulars	Balance as at April 01,2024	Changes in equity share capital due to prior period error	Restated balance at April 01, 2024	Changes in equity share capital during the year	Balance as at March 31, 2025
	Rs. in Lakhs	Rs. in Lakhs	Rs. in Lakhs	Rs. in Lakhs	Rs. in Lakhs
Equity shares of Rs.10 each fully paid up	1.00	-	1.00	-	1.00

B. Other Equity

Current reporting period

Particulars	Reserve & Surplus	Total
Retained earnings	Rs.	Rs.
Balance as at April 1, 2025	(1.25)	(1.25)
Profit for the Year	(0.64)	(0.64)
Other Comprehensive Income	-	-
Balance as at March 31st, 2026	(1.89)	(1.89)

Previous reporting period

Particulars	Reserve & Surplus	Total
Retained earnings	Rs.	Rs.
Balance as at April 1, 2024	6.47	6.47
Profit for the Year	(7.73)	(7.73)
Other Comprehensive Income		
Balance as at March 31st , 2025	(1.25)	(1.25)

As per our report of even date attached
For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

S.K.R.Prabhakaran
M.No.257230
Partner
UDIN: 26257230MEVGUD1249

Place : Coimbatore
Date : 28.05.2026

M.S. JAGANNATHAN & VISVANATHAN * Chartered Accountants * No: 67A, P & T Colony Main Road, Kavundampalayam, Coimbatore 641 030

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T. Paul Sugumaran
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Date : 28.05.2026

SRIVARSHA REALTORS PRIVATE LIMITED

No.164/18, Maruthachalapuram Main Road, Opposite to Ration shop, 60 feet Road, Tirupur 641602.

Notes to the financial statement

Note 3 - Property, Plant and Equipment:	2025-26	2024-25
Particulars	Plant and Machinery	Plant and Machinery
	Rs. in Lakhs	Rs. in Lakhs
Gross Carrying Amount		
Deemed cost as at 01-04-2025 / 01-04-2024	-	40.12
Additions	-	-
Disposals	-	40.12
Transfers	-	-
Closing Gross Carrying Amount as on 31.03-2026/ 31-03-2025	-	-
Accumulated Depreciation		
Opening accumulated depreciation	-	23.85
Depreciation charged during the year	-	2.91
Disposals	-	26.76
Closing Accumulated Depreciation as on 31-03-2026/ 31-03-2025	-	-
Net Carrying Amount as on 31.03.2026 / 31-03-2025	-	-

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SRIVARSHA REALTORS PRIVATE LIMITED

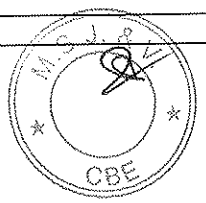
No.164/18, Maruthachalapuram Main Road, Opposite to Ration shop, 60 feet Road, Tirupur 641602.

Notes to the financial statement

Particulars	As at 31.03.2026	As at 31.03.2025
	Rs. in Lakhs	Rs. in Lakhs
Note 4 - Financial assets		
(i) Investments		
Investments in partnership firm		
Prime Newline AOP	0.10	0.10
	0.10	0.10

Name of the partners - Share of profit or loss	Capital
Prime Urban Development India limited - 90%	90,000.00
Srivarsha realtors private limited - 10%	10,000.00
Total	1,00,000.00

	As at 31.03.2026	As at 31.03.2025
	Rs. in Lakhs	Rs. in Lakhs
(ii) Other financial assets		
Security deposit with statutory authorities	-	0.20
	-	0.20
Note 5 - Deferred tax assets (net) :		
a. Timing difference component consists of :		
(i) Deferred Tax Asset		
Unabsorbed Depreciation & Business Loss	1.68	1.68
(ii) Deferred tax liabilities		
On account of depreciation		
	1.68	1.68
b. MAT Credit entitlement	1.04	1.04
	2.71	2.71
Note 6 - Trade receivables :		
Unsecured and considered good		
Undisputed receivables (not due)	1.80	8.80
	1.80	8.80
Note 7 - Cash and cash equivalents :		
Cash on hand	0.08	0.08
Balance with bank in current account	0.23	0.60
	0.32	0.68
Note 8 - Other current assets :		
Unsecured and considered good		
	-	-
Current account balance in a firm in which company is a partner	0.00	0.46
	-	-
	0.00	0.46



SRIVARSHA REALTORS PRIVATE LIMITED

Notes to the financial statement

Equity share capital and other equity

Particulars	As at 31.03.2026	As at 31.03.2025
	Rs. in Lakhs	Rs. in Lakhs
Note 9(a) - Share Capital :		
Authorised		
50,000 Equity shares of Rs.10 each	5.00	5.00
Issued, subscribed and paid up		
10,000 Equity Shares of Rs.10 each fully paid up	1.00	1.00
Total	1.00	1.00

Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period :

Particulars	As at 31.03.2026	As at 31.03.2025
	Number of shares	Number of shares
Equity shares of Rs.10 each, par value		
Balance as at the beginning of the year	10,000.00	10,000.00
Add : Issued and subscribed during the year	-	-
Less : Shares forfeited	-	-
Balance as at the end of the year	10,000.00	10,000.00

Share capital movement :

There was no issue of shares alloted as fully paid up pursuant to Contract(s) without payment being received in cash or buyback or bonus shares in the preceeding five years.

Terms rights, attached to equity shares :

The Company has only one class of equity shares having a par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share.

Shareholders having equity shares having more than 5% :

Name of the Shareholder - Percentage of Holding	As at 31.03.2026	As at 31.03.2025
	Number of shares	Number of shares
Prime Urban Development India Limited - 100%	6,000.00	6,000.00
T.Paul Sugumaran - 40%	4,000.00	4,000.00

Shareholding of promoters at the end of the year:

Name of the promoter - % of total shares	As at 31.03.2026	As at 31.03.2025
	Number of shares	Number of shares
Prime Urban Development India Limited and its nominees- 60%	6,000.00	6,000.00
T.Paul Sugumaran - 40%	4,000.00	4,000.00

Particulars	As at 31.03.2026	As at 31.03.2025
	Rs. in Lakhs	Rs. in Lakhs
Note 9(b) - Other equity :		
Retained earnings :		
Balance at the beginning of the year	(1.25)	6.47
Add: Surplus /(-) deficit from Statement of Profit and Loss	(0.64)	(7.73)
Balance at the end of the year	(1.89)	(1.25)
Retained earnings comprise of the company's prior years / undisputed earnings after taxes.		

Particulars	As at 31.03.2026	As at 31.03.2025
	Rs. in Lakhs	Rs. in Lakhs
Note 10 - Trade payable:		
	0.00	-
Total	0.00	-
Note 11 - Other current liabilities :		
Due payable to firm in which company is a partner	4.53	11.53
Due to a associate entity	1.10	-
Statutory dues payable	-	1.52
Expenses payable	0.19	0.15
Total	5.82	13.20

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SRIVARSHA REALTORS PRIVATE LIMITED
Notes to the financial statement

Particulars		31.03.2026	31.03.2025
		Rs. in Lakhs	Rs. in Lakhs
Note 12 - Revenue from operations :			
a. Sale of Goods		-	-
b. Other Operating Income			
Contract revenue		-	-
	Total	-	-
Note 13 - Other income :			
Profit on sale of vehicle		-	0.02
	Total	-	0.02
Note 14 - Contract expenses :			
Material consumed		-	-
	Total	-	-
Note 15 - Employee benefit expenses :			
Employees salary		-	-
	Total	-	-
Note 16 - Other expenses :			
Auditor's remuneration (*Details given below*)		0.18	0.18
Filing fees		0.10	0.01
Loss on sale of fixed assets		-	4.20
Bank charges		0.00	0.00
Professional / Certification charges		0.14	0.09
Share of Loss in an AOP in which the Company is a member		-	0.01
Advance written off		-	-
Miscellaneous expenses		0.22	0.35
	Total	0.64	4.84
Auditors Remuneration break up :			
Audit fees		0.15	0.15
Certification fees		0.03	0.03
	Total	0.18	0.18

M.S.J. & V. CBE

1. Reporting entity and basis of preparation

1.01 Reporting entity

Srivarsha Realtors Private Limited was incorporated on 7th February, 2008 as private limited company under the companies Act, 1956 (the erstwhile Act). The company is a subsidiary of Prime Urban Development India Limited (Holding Company). The Company is engaged in the business as contractor.

1.02 Statement of compliance

These financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of Companies Act, 2013, (the Act) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 and other relevant provisions of the Act.

The financial statements were authorised for issue by the Company's Board of Directors 29th May, 2025.

Details of the Company's accounting policies are included in Note 2.

1.03 Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All amounts have been rounded off to the nearest rupees in Lakhs

1.04 Basis of measurement

The financial statements have been prepared on the historical cost basis.

1.05 Use of estimates and judgements

In preparing these financial statements, management has made judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

i. Judgements

There are no significant judgments made in applying accounting policies that have the most material effects on the amounts recognized in the financial statements.

ii. Assumptions and estimation uncertainties :

There are no assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment in the year ended 31st March, 2024.

2. Material accounting policies

2.01 Depreciation

Depreciation on property, plant and equipment is provided on straight line method at the rates prescribed in Schedule II to the Companies Act 2013.

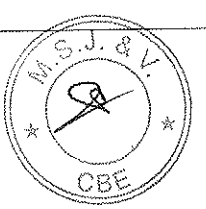
Assets sold/discarded/demolished during the year; no depreciation is provided for.

2.02 Revenue recognition

Revenue from contracts with customers The Company derives revenues primarily from sale of textile and real estate project revenue.

Ind AS 115 "Revenue from Contracts with Customers" provides a control-based revenue recognition model and provides a five step application approach to be followed for revenue recognition.

- Identify the contract(s) with a customer;
- Identify the performance obligations;
- Determine the transaction price;
- Allocate the transaction price to the performance obligations;



• Recognise revenue when or as an entity satisfies performance obligation.

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services.

Revenue from contractual projects is recognized on the basis of completion of a physical proportion of the contract work based on executed agreements entered into by the company.

Other income:

Interest Income is recognized on a time proportionate basis taking into account the amount invested and the rate of interest.

2.03 Valuation of inventories :

Inventory of consumables are valued at weighted average cost.

2.04 Property, plant and equipment:

Property, plant and equipment are stated at cost including appropriate direct expenses net of Goods and Services Tax. Borrowing cost that are attributable to the acquisition / 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 intended use. All other borrowing cost are charged to revenue.

The company assesses at each balance sheet date impairment to its assets. Where impairment exists, the carrying value of such asset is reduced to recoverable amount and the impairment loss is charged to the statement of profit and loss. In case any previously accounted loss due to impairment is found to be in excess, then such excess is reversed in the statement of profit and loss and the value of such asset is restated to that extent.

2.05 Financial instruments

i Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit and loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

ii Classification and subsequent measurement

a. Financial assets:

On initial recognition, a financial asset is classified as measured at either at amortised cost, FVTPL or fair value in OCI (FVOCI). Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI – equity investment). This election is made on an investment by investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably

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designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets: Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at investment level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- The stated policies and objectives for each of such investments and the operation of those policies in practice.
- The risks that affect the performance of the business model (and the financial assets held within the business model) and how those risks are managed;
- The frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for de-recognition are not considered sales for the purpose, consistent with the Company's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment 'principal' is defined as the fair value of the financial asset on initial recognition 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual term of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the company considers :

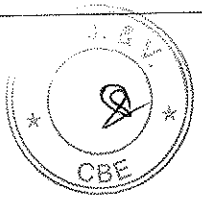
- Contingent events that would change the amount or timing of cash flows;
- Terms that may adjust the contractual coupon rate, including variable interest rate features;
- Prepayment and extension features; and
- Terms that limit the Company's claim to cash flows from specified assets (e.g. non-recourse features)

b. Financial assets : Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses, Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on de recognition is recognised in profit or loss.

c. Financial liabilities : Classification, subsequent measurement and gains and losses:

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised



cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on de recognition is also recognised in profit or loss.

iii. De-recognition

Financial assets

The company de-recognises a financial asset when the contractual rights to the cash flows from the financial expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset. If the company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not de-recognised.

Financial liabilities

The company de-recognises a financial liability when its contractual obligations are discharged or cancelled or expire.

The company also de-recognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

iv Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the company currently has a legal enforceable right to set off the amounts and it intends either to settle them on net basis or to realise the asset and settle the liability simultaneously.

v. Share capital

Ordinary shares are classified as equity, Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognised as a deduction from equity, net of any tax effects.

2.06 Impairment

i Impairment of financial instruments

a. Recognition

The company recognition loss allowances for expected credit losses on financial assets measured at amortised cost.

At each reporting date, the company assesses whether financial assets carried at amortised cost are credit impaired. A financial asset is 'credit impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Loss allowance for trade receivables are always measured at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company is exposed to credit risk.

b. Measurement of expected credit losses

Expected credit losses are a probability weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive).

c. Presentation of allowance for expected credit losses in the balance sheet

Loss allowances for the financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

d. Write off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write off. However, the financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedure for recovery of amount due.

ii. Impairment of non-financial assets

The company's non-financial assets and other assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU (or the asset).

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of profit and loss. Impairment loss recognised in respect of a CGU, and then to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

An impairment loss in respect of assets for which impairment loss has been recognised in prior periods, the Company reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognised.

2.07 Provisions, contingent liabilities and contingent assets

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost. Expected future operating losses are not provided for.

A contract is considered to be onerous when the expected economic benefits to be derived by the company from the contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision for an onerous contract is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before, such as provision is made, the company recognises any impairment loss on the assets associated with that contract.

Contingent liabilities and contingent assets are not recognised in the financial statements. Contingent liabilities are disclosed in the financial statements unless the possibility of any outflow in settlement is remote. Contingent assets are disclosed in the financial statements where an inflow of economic benefits is probable.

2.08 Taxation

Income tax comprises current and deferred tax. It is recognised in profit or loss except to the extent that it relates to an item recognised directly in equity or in other comprehensive income.

i Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date. Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on an net basis or simultaneously.

ii. Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets – unrecognized or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that the related tax benefit will be realised.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have enacted or substantively enacted by the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

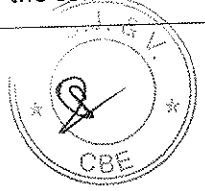
iii. Minimum Alternative Tax (MAT) credit

Minimum Alternate Tax (MAT) credit, which is equal to the excess of MAT (calculated in accordance with provisions of Section 115JB of the Income Tax Act, 1961) over normal income tax is recognised as an asset by crediting the statement of profit and loss only when and to the extent there is convincing evidence that the company will be able to avail the said credit against normal tax payable during the period of fifteen succeeding assessment years.

2.09 Earnings / (loss) per share

The basic earnings / (loss) per share ('EPS') is computed by dividing the net profit/(loss) after tax for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

The number of shares used in computing diluted earnings per share comprises the weighted average number of equity shares considered for deriving basic earnings per share and also the weighted average number of shares that could have been issued on the conversion of all dilutive potential equity shares. Dilutive potential



equity shares are deemed converted as of the beginning of the period unless issued at a later date. In computing dilutive earnings per share, only potential equity shares that are dilutive i.e. which reduces earnings per share or increases loss per share are included.

2.10 Cash flow statement

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated. Cash and cash equivalents for the purpose of the statement of cash flows comprise cash and cash on deposit with banks and financial institutions other than margin money deposit under lien. The Company considers all highly liquid investments with a remaining maturity at the date of purchase of three months or less and that are readily convertible to know amounts of cash to be cash equivalents.

For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

S.K.R.Prabhakaran
M.No.257230
Partner
UDIN: 26257230MEVGUD1249

Place : Coimbatore
Date : 28.05.2026

M.S. JAGANNATHAN & VISVANATHAN * Chartered Accountants * No.:67A, P & T Colony Main Road, Kavundampalayam, Coimbatore 641 030

For and on behalf of the Board

T. Paul Sugumaran
Director
DIN 01875775

S.Udayananda
Director
DIN no. 02232042

Place : Tirupur
Date : 28.05.2026

Srivarsha Realtors Private Limited

Note 17

Additional notes to the financial statement

17.01 Contingent liabilities and commitments :

a. Contingent liabilities – Rs. Nil (Rs. Nil).

There are no legal cases/disputes which are likely to have any impact in the present financial statements

17.02 Earnings / (Loss) Per Share

The calculation of profit/(loss) attributable to equity shares holders and weighted average number of equity shares outstanding for the purpose of calculation of basic and diluted earnings/(loss) per share are as follows :

Particulars		2025-2026	2024-2025
(i)	Net profit/(loss) attributable to equity share holders	**Rs. in Lakhs**	Rs. Lakhs
	Net profit/(loss) for the year, attributable to the owners of the company	**(0.64)**	**(7.73)**
(ii)	Weighted average number of equity shares:		
	Number of equity shares at the beginning of the year	**10,000**	**10,000**
	Weighted average number of shares issued during the year	**--**	**--**
	Weighted average number of equity shares of Rs.10 each outstanding during the year	**10,000**	**10,000**
	Basic and diluted earnings/(loss) per share	**(Rs.6.41)**	**(Rs.77.28)**

Notes :

The Company has no potentially dilutive equity shares as at balance sheet date.

17.03 Derivatives and foreign currency exposure

The company does not have foreign currency receivable/payable as on the balance sheet date. Further, the company did not import any goods during the period and did not have any foreign currency expenses during the year.

17.04 Taxes

As required by the explanation in Ind AS 20 "Income taxes" a deferred tax asset shall be recognized to the extent that it is probable that future taxable profit will be available against which the deferred tax assets can be utilized. In view of losses incurred during the current period, and the management is hopeful that the company earns sufficient profit to set off carry forward tax losses against future taxable income and hence deferred tax assets recognized in the financial statement.

17.05 Leases

The Company has entered into lease for rental of office premises.

17.06 Operating Segments

Ind AS 108 "Operating Segment" ("Ind AS 108") establishes standards for the way that public business enterprises report information about operating segments and relate disclosures about products and services, geographic areas, and major customers. Based on the "management approach" as defined in Ind AS 108, Operating segments are to be reported in a manner consistent.

Srivarsha Realtors Private Limited

Note 17

Additional notes to the financial statement

Geographical Segments

Geographical information analyses the company's revenue and non-current assets by the Company's country of domicile (i.e. India) and other countries. The Company's sole geographical segment is India. Accordingly, there is no additional disclosure to be provided under Ind AS 108, other than those already provided in the financial statements.

17.07 Related parties disclosures

(i) Names of related parties and description of relationship :

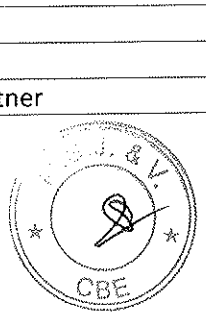
Enterprises where control exists	
Holding company	Prime Urban Development India Limited
Associate(s)	Prime Urban Developers Prathan City Developers LLP
Firm in which company is a partner	Prime Newline AOP
Key Management Personnel (KMP)	Mr. Beni Prasad Sharma Mr. T Paul Sugumaran Mr. Udayananda
Enterprise in which KMP is interested	Rehoboth Engineering & Contractors Private Limited

(ii) Related party transactions :

Particulars	2025-2026 Rs. in Lakhs	2024-2025 Rs. in Lakhs
Sale of material – Rehoboth Engineering & Contractors Pvt Ltd	--	10.80

(iii) Amount outstanding as at the balance sheet date

Particulars	31st March, 2026 Rs. in Lakhs	31st March, 2025 Rs. in Lakhs
Due receivable		
From holding company	--	0.45
From enterprise in which KMP is interested	1.80	8.80
Due payable		
To associates	--	--
To holding company	--	--
Firm in which company is a partner	4.53	11.53



Srivarsha Realtors Private Limited

Note 17

Additional notes to the financial statement

17.08 Financial instruments

The amortised cost and fair value of financial instruments by categories as at balance sheet date is as follows:

Rs. in Lakhs

Particulars	Note	As at 31st March, 2026			As at 31st March, 2025		
		Amortised cost	FVTOCI	FVTPL	Amortised cost	FVTOCI	FVTPL
Financial assets							
Trade receivables	6	1.80	--	--	8.80	--	--
Cash and cash equivalents	7	0.32	--	--	0.68	--	--
Total		**2.12**	**--**	**--**	**9.48**	**--**	**--**
Financial liabilities							
Trade payables	10	--	--	--	--	--	--
Total		**--**	**--**	**--**	**--**	**--**	**--**

Fair value

The fair value of trade receivables, cash and cash equivalents and trade payables approximate their carrying amount largely due to the short-term nature of these instruments.

17.09 Financial risk management objective and policies

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note presents information about the risks associated with its financial instruments, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital.

The board of directors oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

The company's risk management policies are established to identify and analyse the risk faced by the company, to set appropriate risk limits and controls and to monitor risk and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and group's activities. The company through its training and management standards and procedures aims to maintain a disciplined and constructive control environment in which all employee understand their roles and obligations.

Liquidity risk

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

The company is exposed to liquidity risk related to its ability to fund its obligations as they become due. The company monitors and manages its liquidity risk to ensure access to sufficient funds to meet operational and financial requirements. The Company has access to credit facilities and monitors cash balances daily. In relation to the Company's liquidity risk, the Company's policy is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions as they fall due while minimizing finance costs, without incurring unacceptable losses or risking damage to the Company's reputation.

Srivarsha Realtors Private Limited

Note 17

Additional notes to the financial statement

17.10 Other statutory information's:

a. Ratios

Item	Ratio	31.03.2026	31.03.2025	% of Variance	Reason for Variance
a.	Current ratio	0.35	0.75		
b.	Return on equity ratio	-0.58	-7.73		Refer Note (i)
c.	Net profit ratio	--	--		
d.	Return on capital employed	--	--		
e.	Return on investment	Nil	Nil		
f.	Trade receivable turnover ratio	Nil	Nil		
g.	Trade payable turnover ratio	Nil	Nil		
h.	Net capital turnover ratio	--	--		
i.	Sales/Average Inventory ratio	--	--		

(i) Since there is no operational revenue, return on equity is negative.

Additional Information to the Financial Statements

a) The Company does not have any Benami Property under Prohibition of Benami Property Transactions Act, 1988.

b) The company does not have any transaction with companies struck off.

c) The company has not advanced or loaned or invested funds to any other person(s) or entity(is), including foreign entities (intermediaries) with the understanding that the intermediary shall:

(i) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
(ii) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

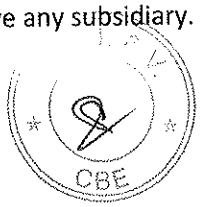
d) The company has not received any funds from any person(s) or entity(is), including foreign entities (Funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(i) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (Ultimate Beneficiaries) or
(ii) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

e) The company does not have any transactions which is not recorded in the books of accounts but has been surrendered or disclosed as income during the year in the tax assessment under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act, 1961).

f) The company has not traded or invested in crypto currency or virtual currency during the financial year.

g) The company does not have any subsidiary.



Srivarsha Realtors Private Limited

Note 17

Additional notes to the financial statement

h) The company does not have any working capital borrowings from the banks and hence reporting under this clause does not arise.

i) No term loan was borrowed during the year and hence creation of charge does not arise.

j) The Company has not been declared a wilful defaulter by any lender.

k) No revaluation was made during the year since no Property, Plant and Equipment is held by the Company.

l) There were no term loans borrowed by the company during the year.

m) There is no Capital Work-in-progress, however, the Company has an intangible asset under development.

n) CSR expenditure is not applicable for the year.

o) The company has not declared any dividend for the financial year 2025 - 2026 and has not transferred any amount to the reserves.

17.11 Previous period's figures have been regrouped and reclassified, wherever necessary to confirm to current year's presentation.

For M.S.Jagannathan & Visvanathan
Chartered Accountants
FRN 001209S

S.K.R.Prabhakaran
M.No.257230
Partner
UDIN: 26257230MEVGUD1249

Place : Coimbatore
Date : 28.05.2026

M.S. JAGANNATHAN & VISVANATHAN * Chartered Accountants * No: 67A, P & T Colony, Main Road, Kavundampalayam, Coimbatore 641 030

For and on behalf of the Board

T. Paul Sugumaran
Director
DIN 01875775

S.Udayananda
Director
DIN no. 02232042

Place : Tirupur
Date : 28.05.2026