

LUXSCAPE PROPERTIES PRIVATE LIMITED
(earlier named as SRI ARUMUGAM PROPERTIES PRIVATE LIMITED)

Registered Office: 27 Unnamalaiammal St, Thygarayanagar,
Chennai, Tamil Nadu, India, 600017

CIN: U68200TN2023PTC165511

Email: arun.usainproperties@gmail.com

DIRECTOR'S REPORT

To The Members,
SRI LUXSCAPE PROPERTIES PRIVATE LIMITED,
Chennai.

We are pleased to present the **Second Annual General Meeting** on our business and operations together with the Audited Statement of Accounts for the financial year ended 31st March 2025.

1. Results of Operations:

The Company's financial performance for the financial year ended as on 31st March, 2025 is summarized as follows:

(in lakhs)

Descriptions	Amount as on 31 st March 2025	Amount as on 31 st March 2025
Income (Including Other Income)	0	0
Expenses (Including exceptional items)	0.93	0.39
Profit before interest, Depreciation & Tax (PBIDTA)	(0.93)	(0.39)
Finance Charges	3.35	-
Depreciation and Amortization	-	-
Net Profit before Tax	(4.28)	(0.39)
Tax expense	-	-
Net Profit	(4.28)	(0.39)
EPS.		
Basic (Rs.)	(42.79)	(3.92)
Diluted (Rs.)	(42.79)	(3.92)

2. Business Operations

During the year under review the company has not achieved any revenue from the operations of the Company. The Company has incurred a net loss of Rs. (42.79)/- (in lakhs) for the year ended March 31, 2025.

3. Statement Of Company's Affairs

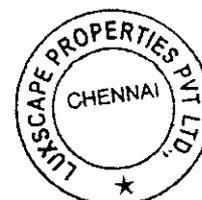
The Company got incorporated on 27th November 2024. There has been no change in the business of the Company during the financial year ended March 31, 2025.

4. Dividend

No interim dividend and final dividend have been declared by the company to the equity shareholders during the financial year under review.

5. Transfer to Reserves

The Company did not transfer any amounts to the General Reserve during the year.



6. **Conservation of Energy, Technology absorption, Foreign exchange earnings and outgo**
While considering the transactions of the Company, there is no disclosure requirement as prescribed under Section 134(3) (m) of the Act, read with Rule 8 of the Company (Accounts) Rules, 2014 in regards to Energy and Technology absorption.

The Company has not earned any income in Foreign Exchange and not incurred any expenditure in Foreign Currency during the period under consideration.

7. **Director's responsibility statement as required under Section 134(5) of the Companies Act, 2013.**

Pursuant to the provisions of Section 134(5) of the Companies Act, 2013 the Directors of our Company confirm that:

- a. In the preparation of Annual Accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures.
- b. The Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the Company for that period.
- c. The Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- d. The Directors have prepared the Annual Accounts on a "going concern basis".
- e. The Directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively.
- f. The Board of Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

8. **Change in Directors & Key Management Personnel**

The board of directors were duly constituted.

List of directors of the Company as on 31st March 2025

S.No	Name of the Directors	DIN	Designation	Date of Appointment
1	Mr. Murugesan Rajeshkumar	09452648	Director	24/11/2024
2	Mr. Ananthakrishnan Villupuram Vijayakumar	10075357	Director	24/11/2024
3	Mr. Balaji Goverthanan	03618730	Director	09/01/2025
4	Mr. Kishore Kumar	03618734	Director	09/01/2025



Changes in the board of directors during the year under review

S.No	Name of the Directors	DIN	Designation	Appointment/ Cessation/ Change in designation	Date of Appointment / Cessation/ Change in designation
1	Mr. Balaji Goverthanan	03618730	Director	Appointment	09/01/2025
2	Mr. Kishore Kumar	03618734	Director	Appointment	09/01/2025

9. Meetings.

a. Board Meetings

The company holds five board meetings during the financial year under the review, in respect of which proper notices were given and proceedings were properly recorded and signed in the Minutes Book maintained for this purpose. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013

Details of Board Meeting Dates and the Directors attendance

S.No	Board Meeting Dates	Name of the Directors			
		Aanantkkrishnan Villupuram Vijayakumar (Director)	Murugesan Rajeshkumar (Director)	Balaji Goverthanan (Director)	Kishore Kumar (Director)
1	28/06/2024	Yes	Yes	NA	NA
2	05/08/2024	Yes	Yes	NA	NA
3	23/12/2024	Yes	Yes	NA	NA
4	09/01/2025	Yes	Yes	Yes	Yes
5	04/02/2025	Yes	Yes	Yes	Yes

b. General Meeting dates:

Details of General Meeting held during the financial year under review.

S.No	Name of the Meeting	Date of the meeting	Number of members entitle to attended	Number of members attended
1	Annual General Meeting	30-09-2024	02	02
2	Extra Ordinary General Meeting	09-01-2025	02	02
3	Extra Ordinary General Meeting	07-02-2025	02	02



- 10. Particulars of Contracts or Arrangements made with Related Parties:**
During the year, the Company had not entered into any contract or arrangement with related parties which could be considered 'material' in terms of the Company's Related Party Transactions Policy. Accordingly, there are no transactions that are required to be reported in Form AOC-2. However, details of the transactions with Related Parties are provided in Notes to the financial statements which forms part of the Annual Report.
- 11. Particulars of Loans, Guarantees or Investments u/s 186**
Our Company has not provided any loan, guarantees or made any investments covered under Section 186 of Companies Act, 2013 during the year under review.
- 12. Change in the Nature of Business the Company**
There is no such change in the nature of business that has been placed during the financial year 2024-2025.
- 13. Material Changes and Commitments affecting the financial position between the end of the financial year and date of report**
No material changes and commitments had occurred which affected the financial position between the end of the financial year and date of report.
- 14. Deposits**
The Company did not invite or accept any deposits from the Public under Section 73 of the Companies Act 2013 read with Companies (Acceptance of Deposits) Rules, 2014.
- 15. Details of Subsidiary, Joint Venture or Associate Companies**
The Company does not have subsidiaries or joint venture.
Sai Veeran Agencies Private Limited with CIN U15490TN2020PTC137959 is the associate company during the year under review.
- 16. Auditors**
The Auditors, M/s. MSPR & Associates, Chartered Accountants, (Firm Registration Number as 01052S), were appointed as the statutory auditor of the company in the First Annual General Meeting of the Company to hold office for a period of five years until the conclusion of the Annual General Meeting to be held in the financial year 2029.
- 17. Explanations or comments by the Board on every qualification, reservation or adverse in auditor's report**
The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self-explanatory and do not call for any further comment.



18. Internal Financial Control

The Company has in place adequate internal financial controls with reference to financial statements. During the year, such controls were tested and no reportable material weakness in the design or operation was observed.

19. Cost Record

Maintenance of Cost Records and requirements of Cost Audit as prescribed under the provisions of Section 148 (1) of the Companies Act is not applicable for the business activities of the Company.

20. Significant & Material Orders passed by the Regulators or Courts:

There are no significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future.

21. Disclosure as required under Sec 22 of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

The Company is committed to provide a safe and conducive work environment to its employees during the financial year. Your Directors further state that during the financial year, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

22. Compliance with Secretarial Standard

The Directors have devised proper systems to ensure compliance with the provisions of all applicable Secretarial Standards and that such systems are adequate and operating effectively.

23. Details in respect of fraud reported by the Auditor u/s 143(12) of Companies Act, 2013:

There was no fraud reported in the Company during the financial year ended 31st March,2025.

24. Risk Management Policy

The Company does not fall under the criteria of having the Risk Management Policy as per the Companies Act, 2013.

25. The details of application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year along with their status as at the end of the financial year.

The company has not made an application to the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year under review.



26. **The details of difference between amount of the valuation done at the time of one time settlement and the valuation done while taking loan from the Banks or Financial Institutions along with the reasons thereof.**

The Company has not obtained a loan from the bank or financial institution during the year under review.

27. **Acknowledgements:**

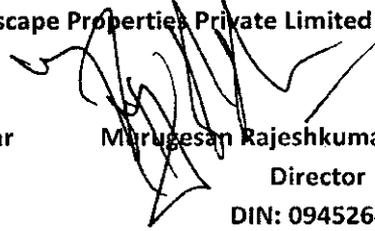
Your directors would like to express their sincere appreciation for the assistance and co-operation received from the banks, Government authorities, customers, vendors and members during the year under review. Your directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

By order of the Board of Directors

For M/s. Luxscape Properties Private Limited



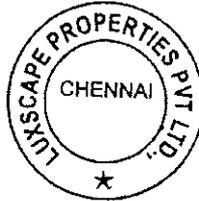
Aananthakrishnan Villupuram Vijayakumar
Director
DIN: 10075357



Murugesan Rajeshkumar
Director
DIN: 09452648

Place : Chennai

Date : 21.05.2025



Annexure – I

Particulars of Contracts / arrangements made with related parties

[Pursuant to Clause (h) of Sub Section (3) of Section 134 of the Companies Act, 2013, and Rule 8(2) of the Company (Accounts) Rules 2014 – Form AOC – 2]

This Form pertains to the disclosure of particulars of contracts / arrangements entered into by the Company with related parties referred to in Sub Section (1) of Section of 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

Details of Contracts or arrangements or transactions not at arm's length basis:

There were no contracts or arrangements or transactions entered in to during the year ended March 31, 2025, which were not at arm's length basis.

Details of Contracts or arrangements or transactions at arm's length basis:

The details of contracts or arrangements or transactions at arm's length basis for the year ended March 31, 2025 are as follows

S.No	Name of the Party	Nature of Relationship	Nature of Contract	Amount in (Rs.)
-	-	-	-	-



INDEPENDENT AUDITOR'S REPORT

To the Members of Luxscape Properties Private Limited

Report on the audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of Luxscape Properties Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, and the Statement of Profit and Loss for the period ended on that date, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information.

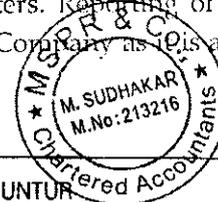
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, its Profit/Loss, changes in equity for the period ended on that date.

Basis for Opinion

We conducted our audit of the financial statements 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 (ICAI) together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's 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.

Key Audit Matters

Key Audit Matters are those matters that in our professional judgment, were of most significance in our audit of the Financial Statements of the current period. These matters were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.



Information other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure(s) to Board's Report, but does not include the Financial Statements and our auditor's report thereon. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained during the course of our 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 Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance, changes in equity and Cash Flows 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 read with the companies (Indian Accounting Standards) Rules, 2015 as amended. 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 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.

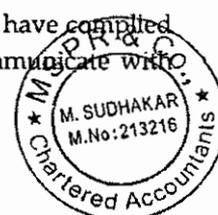
Auditor's Responsibilities for the audit of the Financial Statements

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



fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on the effectiveness of the entity's internal 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.
- Materiality is the magnitude of misstatements in the financial statements 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.

- **Report On Other Legal and Regulatory Requirements**

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.

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, dealt with by this report are in agreement with the books of account;
- (d) In our opinion, the aforesaid Financial Statements comply with the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the companies (Indian Accounting Standards) Rules, 2015 as amended;
- (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, the company is exempt from getting an audit opinion on internal financial control.
- (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 did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.



iii. There were no amounts which required to be transferred to the Investor Education and Protection Fund by the Company.

iv. The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

vi. Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

vii. The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.

viii. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

For MSPR & Co.,

Chartered Accountants

Firm Registration No: 010152S



M. Sudhakar

Partner

M. No : 213216

UDIN : 25213216BMMIITH6788

Date : 21-05-2025

Place : Chennai



Annexure "A" to the Independent Auditor's Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Luxscape Properties Private Limited of even date)

On the basis of the information and explanation given to us during the course of our audit, we report that:

- (i) a) (A) The company is not having any fixed asset. Therefore, the provisions of Clause (i)(a)(A) of paragraph 3 of the order are not applicable to the company.
(B) The company is not having any intangible asset. Therefore, the provisions of Clause (i)(a)(B) of paragraph 3 of the order are not applicable to the company.
 - b) Pursuant to the company's programme of verifying fixed assets, the company is not having any fixed assets during the year, hence the verification of fixed assets is not applicable to the company.
 - c) According to the information and explanations given to us title deeds of immovable properties, classified as Investment Properties, are held in the name of the company.
 - d) The company has not revalued its Property, Plant, and Equipment during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company.
 - e) 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. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.
- (ii) a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management are appropriate. No material discrepancies were noticed on such verification.
 - b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned working capital limits from banks and financial institutions at any point of time during the year hence report under clause ii(b) of paragraph 3 of the order is not applicable.
- (iii) a. 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. Therefore, the provisions of clause iii of paragraph 3 of the order are not applicable.



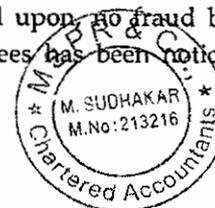
- b. The company has not made any investments, given any guarantees or security or granted any loans or advances in nature of loans and guarantees provided to LLPs, Firms or companies or any other person.
- c. In our opinion and according to the information and explanations given to us, in respect of loans the schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are regular. According to the information and explanations given to us, there are no advances in the nature of loans, during the year.
- d. In our opinion and according to the information and explanations given to us, there are no overdue amounts for more than ninety days.
- e. In our opinion and according to the information and explanation given to us, the Company has not granted any loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same parties.
- f. The Company has not granted any loans either repayable on demand or without specifying any terms or period of repayments.
- (iv) According to the information and explanations given to us and on the basis of representations of the management which we have relied upon, the Company has neither granted loans nor investments made for which provisions of Sec 185 of the Companies Act 2013 are applicable during the financial year 2024-25.
- (v) According to the information and explanations given to us, the Company has not accepted deposits from the public in terms of provisions of sections 73 to 76 of the Companies Act, 2013 therefore reporting under this clause is not applicable.
- (vi) According to the rules prescribed by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013 is not applicable to the company therefore reporting under this clause is not required.
- (vii) a) The Company does not have liability in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, duty of customs, cess and any other statutory dues to the appropriate authorities during the year.

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 Services Tax ("GST"), Provident fund, Employees' State Insurance, Income-tax, Duty of Customs, Cess and other material statutory dues have generally been regularly deposited with the appropriate authorities.

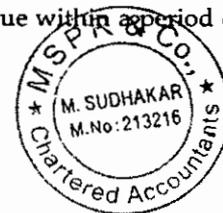


According to the information and explanations given to us, no undisputed amounts payable in respect of GST, Provident fund, Employees' State Insurance, Income-tax, Duty of Customs, Cess and other material statutory dues were in arrears as at 31 March 2025 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no dues of GST, Provident fund, Employees' State Insurance, Income-tax, Sales tax, Service tax, Duty of Customs, Value added tax, Cess or other statutory dues which have not been deposited by the Company on account of disputes.
- (viii) In our opinion and according to the information and explanations given to us, there is no any transaction not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (ix) a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
b) In our opinion and according to the information and explanations given to us, the company has not been a declared wilful defaulter by any bank or financial institution or other lender.
c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.
d) In our opinion and according to the information and explanations given to us, there are no funds raised on short-term basis which have been utilised for long-term purposes.
e) In our opinion and according to the information and explanations given to us, 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) In our opinion and according to the information and explanations given to us, 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) According to the information and explanations given to us, on an overall basis, the company has not raised 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 convertible debentures (fully, partially or optionally convertible) during the year, therefore this clause is not applicable.
- (xi) a) According to the information and explanations given to us and on the basis of representation of the management which we have relied upon, no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.

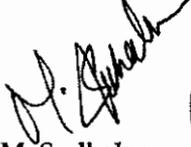


- b) During the year no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c) As auditors, we did not receive any whistle-blower complaints during the year.
- (xii) Since the company is not a Nidhi company, therefore this clause is not applicable.
- (xiii) According to the information and explanations given to us, all transactions with the related parties are in compliance with section 177 and 188 of The Companies Act, 2013 as applicable and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- (xiv) The company is not covered by section 138 of the Companies Act, 2013, related to appointment of internal auditor of the company. Therefore, the company is not required to appoint any internal auditor. Therefore, the provisions of Clause (xiv) of paragraph 3 of the order are not applicable to the Company.
- (xv) According to the information and explanations given to us based on our examination of the record of the company, the company has not entered into any non-cash transactions with directors or persons connected with him. Therefore, the provisions of clause 3(xv) of the order are not applicable.
- (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 during the year.
- c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- d) As per the information and explanations received, the group does not have any CIC as part of the group.
- (xvii) The company has not incurred cash loss in current financial year as well in immediately preceding financial year
- (xviii) There has been no resignation of the previous statutory auditors during the year.
- (xix) On the basis of the financial ratios, aging and expected dates of realization 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, we are 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.



(xx) According to the information and explanations given to us, there is no ongoing project under section (5) of section 135 of Companies Act, hence this order is not applicable.

For MSPR & Co.,
Chartered Accountants
Firm Registration No.010152S



M. Sudhakar
Partner

M. No : 213216

UDIN : 25213216BMMIITH6788

Date : 21-05-2025

Place : Chennai



ANNEXURE B TO THE INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF LUXSCAPE PROPERTIES PRIVATE LIMITED

[Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

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 with reference to financial statements of Luxscape Properties 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.

Management's Responsibility for Internal Financial Controls

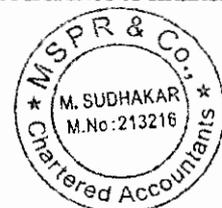
The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI) (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, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether internal financial controls with reference to financial statements 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 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 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls with Reference to Financial Statements

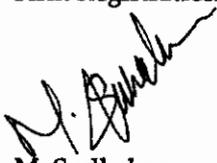
A Company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. 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 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 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 control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an internal financial control with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For MSPR & Co.,
Chartered Accountants
Firm Registration No.010152S



M. Sudhakar

Partner

M. No : 213216

UDIN : 25213216BMMIITH6788

Date : 21-05-2025

Place : CHENNAI



Luxscape Properties Private Limited
Standalone Balance Sheet as at 31 March 2025
(All amounts are in Lakhs, unless otherwise stated)

Particulars	Notes	As at 31 March 2025	As at 31 March 2024
Assets			
Current assets			
Inventories	3	547.35	-
Financial assets			
Cash and cash equivalents	4	2.60	0.87
		<u>549.95</u>	<u>0.87</u>
Total assets		<u>549.95</u>	<u>0.87</u>
Equity and liabilities			
Equity			
Equity share capital	5	1.00	1.00
Other equity	6	(4.67)	(0.39)
Total equity		<u>(3.67)</u>	<u>0.61</u>
Current liabilities			
Financial liabilities			
Borrowings	7	553.01	-
Other financial liabilities	8	0.25	0.25
Other current liabilities	9	0.36	0.01
		<u>553.62</u>	<u>0.26</u>
Total liabilities		<u>553.62</u>	<u>0.26</u>
Total equity and liabilities		<u>549.95</u>	<u>0.87</u>

Accompanying notes to the Financial Statements
As per our report of even date

1-25

For MSPR & Co
Chartered Accountants
Firm Registration Number : 010152S

For and on behalf of the Board of Directors of
Luxscape Properties Private Limited


Sudhakar M



Partner
Membership Number : 213216

Place : Chennai
Date : 21-05-2025

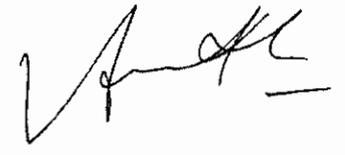


UDIN: 25213216 BMITH 6788


Murugesan Rajeshkumar

Director
DIN: 9452648

Place : Chennai
Date : 21-05-2025


**Aananthakrishnan
Villupuram
Vijayakumar**

Director
DIN: 10075357

Luxscape Properties Private Limited
Standalone Statement of Profit and Loss for the year ended 31 March, 2025
(All amounts are in Lakhs, unless otherwise stated)

Particulars	Notes	For the year ended	For the year ended
		31 March 2025	31 March 2024
Income			
Revenue from Operations		-	-
Total income		-	-
Expenses			
Purchases of Stock in Trade	10	547.35	-
Direct Expenses		-	-
(Increase)/ decrease in land stock and work-in-progress and traded goods	11	(547.35)	-
Employee benefits expense		-	-
Finance costs	12	3.35	-
Other expenses	13	0.93	0.39
Total expenses		4.28	0.39
Profit/(loss) before exceptional items and tax		(4.28)	(0.39)
Profit/(loss) before tax		(4.28)	(0.39)
(1) Current tax		-	-
(2) Adjustment of tax relating to earlier periods		-	-
(2) Deferred tax		-	-
Profit/(loss) for the year		(4.28)	(0.39)
Total comprehensive income for the year, net of tax		(4.28)	(0.39)
Earnings per share	14		
Basic, computed on the basis of profit for the year		(42.79)	(3.92)
Diluted, computed on the basis of profit for the year		(42.79)	(3.92)

As per our report of even date

For M S P R & Co
Chartered Accountants
Firm Registration Number : 010152S


Sudhakar M


Partner
Membership Number : 213216

Place : Chennai
Date : 21-05-2025



UDIN : 25212216BMITTH6788

For and on behalf of the Board of Directors of
Luxscape Properties Private Limited


Murugesan Rajeshkumar
Director
DIN: 9452648


Ananthakrishnan Villupuram Vijayakumar
Director
DIN: 10075357

Place : Chennai
Date : 21-05-2025

Luxscape Properties Private Limited
Statement of Changes in Equity for the year ended 31 March 2025
(All amounts are in Lakhs, unless otherwise stated)

a. Equity share capital:

Equity shares of INR 10 each

Equity shares of INR 10 each issued, subscribed and fully paid

As at 01 April 2023	-	-
Issue of share capital	10,000	1.00
As at 31 March 2024	10,000	1.00

Equity shares of INR 10 each issued, subscribed and fully paid

As at 01 April 2024	10,000	1.00
Issue of share capital	-	-
As at 31 March 2025	10,000	1.00

b. Other equity

	Retained earnings	Total
As at 01 April 2023	-	-
Profit for the period	(0.39)	(0.39)
Other comprehensive income	-	-
Total Comprehensive income (loss)	(0.39)	(0.39)
As at 31 March 2024	(0.39)	(0.39)
As at 01 April 2024	(0.39)	(0.39)
Profit for the period	(4.28)	(4.28)
Other comprehensive income	-	-
Total Comprehensive income (loss)	(4.28)	(4.28)
As at 31 March 2025	(4.67)	(4.67)

As per our report of even date

For M S P R & Co
Chartered Accountants
Firm Registration Number : 010152S


Sudhakar M



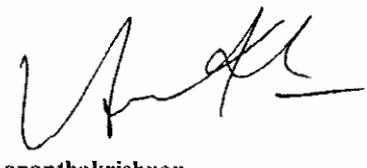
Partner
Membership Number : 213216

Place : Chennai
Date : 21-05-2025



For and on behalf of the Board of Directors of
Luxscape Properties Private Limited


Marugesan Rajeshkumar
Director
DIN: 9452648


Aananthakrishnan Villupuram Vijayakumar
Director
DIN: 10075357

Place : Chennai
Date : 21-05-2025

UDIN: 25213216 BM IITH 6788

Luxscape Properties Private Limited
Statement of Cash Flows for the year ended 31 March 2025
(All amounts are in Lakhs, unless otherwise stated)

Particulars	As at 31 March 2025	As at 31 March 2024
Operating activities		
Profit/(loss) before tax	(4.28)	(0.39)
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Finance costs	3.35	-
<i>Working capital adjustments:</i>		
(Increase)/decrease in inventory	(547.35)	-
(Increase)/decrease in other financial assets	-	-
Increase/(decrease) in other financial liability	-	0.25
Increase/(decrease) in other current liability	0.34	0.01
	<u>(547.94)</u>	<u>(0.13)</u>
Income tax (paid)/refunded	-	-
Net cash flows from/(used in) operating activities	<u>(547.94)</u>	<u>(0.13)</u>
Financing activities		
Interest paid	(3.35)	-
Proceeds from issue of share capital	-	1.00
Proceeds/(repayment) from short term borrowings	553.01	-
Net cash flows from/(used in) financing activities	<u>549.67</u>	<u>1.00</u>
Net increase in cash and cash equivalents	1.73	0.87
Cash and cash equivalents at the beginning of the year	0.87	-
Cash and cash equivalents at year end	2.60	0.87

As per our report of even date

For MSPR & Co
Chartered Accountants
Firm Registration Number : 010152S


Sudhakar M

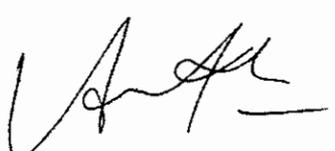

Partner
Membership Number : 213216

Place : Chennai
Date : 21-05-2025



UDIN: 25213216BM IITH 6789

For and on behalf of the Board of Directors of
Luxscape Properties Private Limited


Murugesan Rajeshkumar

Aananthakrishnan
Villupuram
Vijayakumar

Director
DIN: 9452648

Director
DIN: 10075357

Place : Chennai
Date : 21-05-2025

Luxscape Properties Private Limited

Notes to standalone financial statements for the year ended 31 March 2025

(All amounts are in Lakhs, unless otherwise stated)

1. Corporate information

Luxscape Properties Private Limited was incorporated on 24 November 2023 under the provisions of the Companies Act applicable in India ("Act"). The registered office is located at 27 Unnamalaiammal St, Thygarayanagar, Chennai, Chennai, Tamil Nadu, India, 600017. The Company is engaged primarily in the business of real estate construction.

2. Material accounting policies

(a) Statement of compliance

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

For all periods up to and including the year ended 01 April 2023 the Company has prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Previous GAAP). These financial statements for the year ended 31 March 2025 are the first financial statements which the Company has prepared in accordance with Ind AS (see note 45 for explanation for transition to Ind AS). For the purpose of comparatives, financial statements for the year ended 31 March 2024 are also prepared under IndAS.

(b) Overall considerations

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

In accordance with Ind AS 101, 'First-time Adoption of Indian Accounting Standards' the Company presents three balance sheets, two statements of profit and loss, two statements of cash flows and two statements of changes in equity and related notes, including comparative information for all statements presented, in its first Ind AS financial statements. In future periods, Ind AS 1, 'Presentation of Financial Statements' requires two comparative periods to be presented for the balance sheet only in certain circumstances.

(c) Basis of preparation

In accordance with the notification issued by the MCA, the Company has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III).

The standalone financial statements of the Company are prepared and presented in accordance with Ind AS. The standalone financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

(d) Use of estimate and Judgements

(i) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(ii) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as four years for the purpose of current and non-current classification of assets and liabilities.

Deferred tax assets/ liabilities are classified as non-current assets/ liabilities.



Luxscape Properties Private Limited

Notes to standalone financial statements for the year ended 31 March 2025

(All amounts are in Lakhs, unless otherwise stated)

(e) Property, plant and equipment

Capital work in progress is stated at cost, net of accumulated impairment loss, if any. Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

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

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

(f) Depreciation on property, plant and equipment.

Depreciation on property, plant and equipment, other than Freehold Land, of the Company has been provided using the Straight Line method based on the useful lives specified in Schedule II to the Companies Act, 2013.

Assets	Useful life
Buildings	60
Furniture and Fittings	10
Software	10
Office Equipment	5
Vehicles	10
Computers	3

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively.

(g) Intangible assets

Intangible assets comprising of computer software are amortized using Straight Line Method over a period of Ten years, which is estimated by the management to be the useful life of the asset

(h) Impairment

A. Financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.



B. Non-financial assets

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

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

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

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

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

(i) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

The Company treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

(j) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

Land stock: Valued at lower of cost and net realizable value.

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



(k) Revenue recognition

A. Revenue recognition

a. (i) Revenue from contracts with customers

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

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

Revenue from real estate development is recognised at the point in time, when the control of the asset is transferred to the customer.

a. (ii) Contract balances

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

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

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

a. (iii) Cost to obtain a contract

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

B. Other Income

a. Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

b. Dividend income

Revenue is recognised when the Company's right to receive dividend is established, which is generally when shareholders approve the dividend.

(l) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

A. Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date where the Company operates and generates taxable income.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The company shall reflect the effect of uncertainty for each uncertain tax treatment by using either most likely method or expected value method, depending on which method predicts better resolution of the treatment.



B. Deferred income tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, 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 balance sheet 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 income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity) in correlation to the underlying transaction either in OCI or in equity.

(m) Provisions and contingent liabilities

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

(n) Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of

Initial recognition and measurement

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value at initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability, except for transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss which are immediately recognized in statement of profit and loss.

Subsequent measurement: Non-derivative financial instruments

A. Financial assets carried at amortised cost

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

B. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets 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.



C. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition.

D. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

- i. The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- ii. Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

E. Investment in subsidiaries, joint ventures and associates

Investment in subsidiaries, joint ventures and associates are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

F. De-recognition of financial asset

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

G. Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

Subsequent measurement: Non-derivative financial instruments

H. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

I. Financial liabilities at amortized cost

Financial liabilities are subsequently measured at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

J. De-recognition of financial liability

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

K. Fair value measurement

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 by 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.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.



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The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

L. Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

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

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

(o) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

(p) Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During the year ended March 31, 2025, MCA has notified Ind AS 117 - Insurance Contracts and amendments to Ind As 116 - Leases, relating to sale and lease back transactions, applicable from April 1, 2024. The Company has assessed that there is no impact on its financial statements.

On May 9, 2025, MCA notifies the amendments to Ind AS 21 - Effects of Changes in Foreign Exchange Rates. These amendments aim to provide clearer guidance on assessing currency exchangeability and estimating exchange rates when currencies are not readily exchangeable. The amendments are effective for annual periods beginning on or after April 1, 2025. The Company has assessed that there is no impact on its financial statements.



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3. Inventories	As at 31 March 2025	As at 31 March 2024
Land stock	547.35	-
Total inventories at the lower of cost and net realisable value	547.35	-

4. Cash and cash equivalents	As at 31 March 2025	As at 31 March 2024
<i>Balances with banks:</i>		
– On current accounts	2.60	0.87
Total cash and cash equivalent	2.60	0.87

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Company, and earn interest at the respective short-term deposit rates.

5. Equity share capital	Equity shares of INR 10 each	
	Number	In INR
a) Authorised share capital		
As at 01 April 2023	1,00,000	10.00
Increase/(decrease) during the year		
As at 31 March 2024	1,00,000	10.00
Increase/(decrease) during the year		
As at 31 March 2025	1,00,000	10.00
b) Issued share capital		
At 01 April 2023	10,000	1.00
Increase/(decrease) during the year		
At 31 March 2024	10,000	1.00
Increase/(decrease) during the year		
At 31 March 2025	10,000	1.00
c) Paid-up share capital		
At 01 April 2023	10,000	1.00
Increase/(decrease) during the year		
At 31 March 2024	10,000	1.00
Increase/(decrease) during the year		
At 31 March 2025	10,000	1.00

The company does not have any bonus share issued, share issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date.



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Details of shareholders holding more than 5% shares and shares held by promoters in the Company

	As at 31 March 2025		As at 31 March 2024	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Equity shares				
Sai Veeran Agencies Private Limited	5,000	50%	10,000	100%
Balaji Goverthanam	2,500	25%		
Kishore Kumar	2,500	25%		

	As at 31 March 2025	As at 31 March 2024
Equity shares		
Sai Veeran Agencies Private Limited	-50%	0%
Balaji Goverthanam	25%	0%
Kishore Kumar	25%	0%

6. Other equity

	As at 31 March 2025	As at 31 March 2024
a) Retained earnings		
Opening	(0.39)	-
Add: Additions	(4.28)	(0.39)
Less: Utilised/ transferred	-	-
Less : Transfer to Reserves	-	-
Closing	(4.67)	(0.39)

7. Borrowings

	As at 31 March 2025	As at 31 March 2024
B) Current borrowings		
i) Loan repayable on demand		
From related parties	553.01	-
Total current Borrowings	553.01	-

8. Other financial liabilities
(Carried at amortised cost)

	As at 31 March 2025	As at 31 March 2024
Accrued expenses	0.25	0.25
Total other financial liabilities	0.25	0.25
Current	0.25	0.25
Non current	-	-

9. Other liabilities

	As at 31 March 2025	As at 31 March 2024
Statutory dues and related liabilities	0.36	0.01
Total other liabilities	0.36	0.01
Current	0.36	0.01
Non current	-	-



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10. Purchases of Stock in Trade

	31 March 2025	31 March 2024
Purchase of Land	547.35	-
	547.35	-

11. (Increase)/ decrease in land stock and work-in-progress and traded goods

	31 March 2025	31 March 2024
a) Opening balance		
Work-in-progress	-	-
Land Stock	-	-
Total opening balance	-	-
b) Closing balance		
Completed flats	-	-
Land stock	547.35	-
Total closing balance	547.35	-
c) Total difference in inventory (a) - (b)	(547.35)	-

12. Finance costs

	31 March 2025	31 March 2024
Interest on borrowings	3.35	-
	3.35	-

13. Other expenses

	31 March 2025	31 March 2024
Buildings	0.01	-
Legal and professional fees	0.62	0.14
Payment to auditor (Refer details below)	0.30	0.25
	0.93	0.39

Payment to Auditors

	31 March 2025	31 March 2024
As auditor:		
Audit fee	0.30	0.25
	0.30	0.25

14. Earnings per share

	31 March 2025	31 March 2024
Profit attributable to equity holders for basic earnings (A)	(4.28)	(0.39)
Equity Shares		
Number of shares at the beginning of the year	10,000	-
Add :- shares issued during the year	-	10,000
Total Number of shares outstanding at the end of the year (B)	10,000	10,000
Weighted average number of shares outstanding during the year - Basic	10,000	10,000
Add : Weighted average number of shares that have dilutive effect on EPS	-	-
Weighted average number of shares outstanding during the year – Diluted (C)	10,000	10,000
Earning per share of par value INR.10 – Basic (D = A / B)	(42.79)	(3.92)
Earning per share of par value INR.10 – Diluted (E = A / C)	(42.79)	(3.92)



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15. Fair value measurements

The details of fair value measurement of Company's financial assets/liabilities are as below:

Financial assets/liabilities measured at fairvalue through profit/loss:

	Level	As at 31 March 2025	As at 31 March 2024
Investments in quoted investments - Equity Shares	1	-	-

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 asset or liability, either directly (i.e., as prices) or indirectly (i.e., Derived from prices)

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs). Accordingly, these are classified as level 3 of fair value hierarchy.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. There have been no transfers between levels during the period

The management assessed that the carrying values of cash and cash equivalents, trade receivables, short term investments, loans, trade payables, borrowings and other financial assets and liabilities approximate their fair values largely due to the short-term maturities

Set out below, is a comparison by class of the carrying amounts and fair value of the Company's financial instruments:

	As at 31 March 2025		As at 31 March 2024	
	Carrying Value	Amortised Cost	Carrying Value	Amortised Cost
Financial Assets				
Cash and cash equivalents	2.60	2.60	0.87	0.87
Financial Liabilities				
Borrowings (Current)	553.01	553.01	-	-
Other financial liabilities	0.25	0.25	0.25	0.25

16. Capital Management

The Company's objectives of capital management is to maximize the shareholder value. In order to maintain or adjust the capital structure, the Company may adjust the return to shareholders, issue/ buyback shares or sell assets to reduce debt. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

The Company monitors capital using a gearing ratio, which is net debt divided by total equity plus net debt as below:

- Equity includes equity share capital and all other equity components attributable to the equity holders
- Net debt includes borrowings (non-current and current), trade payables and other financial liabilities, less cash and cash equivalents (including bank balances other than cash and cash equivalents and margin money deposits with banks)

	As at 31 March 2025	As at 31 March 2024
Borrowings (non-current and current)	553.01	-
Less: Cash and cash equivalents (including balances at bank other than cash and cash equivalents and margin money deposits with banks)	(2.60)	(0.87)
Net Debt (A)	550.41	(0.87)
Equity share capital	1.00	1.00
Other equity	(4.67)	(0.39)
Equity (B)	(3.67)	0.61
Equity plus net debt (C= A+B)	546.74	(0.26)
Gearing ratio (D = A/C)	101%	332%

In order to achieve the objective of maximize shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.



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17. Financial risk management objectives and policies

The Company's principal financial liabilities, comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations.

The Company's principal financial assets include loans, trade, other receivables and cash and cash equivalents and bank balances other than 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 management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

i. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices.

Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real-estate risk

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The Company is not exposed to interest rate risk arising from fluctuations in market interest rates, as all its borrowings are contracted at fixed interest rates for the entire loan tenure with the respective loan vendors. Accordingly, there is no material impact on the fair value or future cash flows due to changes in interest rates.

ii. Liquidity risk

The Company's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The Company believes that the cash and cash equivalents is sufficient to meet its current requirements. Accordingly no liquidity risk is perceived.

The break-up of cash and cash equivalents, deposits and investments is as below.

	31 March 2025	31 March 2024
Cash and cash equivalents	2.60	0.87

The table below summarises the maturity profile of the Company's financial liabilities at the reporting date. The amounts are based on contractual undiscounted payments

	Maturity period	31 March 2025	31 March 2024
Financial liabilities - current			
Borrowings (current)	Within a year	553.01	-
Other financial liabilities	On demand	0.25	0.25



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18. First time adoption

As stated in Note 1, the Company has prepared its first financials statements in accordance with Ind AS. For the purposes of transition from previous GAAP to Ind AS, the Company has followed the guidance prescribed in Ind AS 101 - First Time adoption of Indian Accounting Standards ("Ind AS 101"), ("transition date"). For the year ended 31 March 2025, the Company had prepared its financials statements in accordance with Company's (Accounts) Rules 2014, notified under section 133 of the Act and other relevant provisions of the Act ("previous GAAP" or "Indian GAAP").

The accounting policies set out in Note 2 have been applied in preparing the restated financial statements for the year ended 31 March 2025 including the comparative information the year ended 31 March 2024.

In preparing its Ind AS balance sheet 31 March 2024 and 31 March 2025, the Company has adjusted amounts reported previously in financial statements prepared in accordance with previous GAAP. This note explains the principal adjustments made by the Company in restating its financial statements prepared in accordance with previous GAAP, and how the transition from previous GAAP to Ind AS has affected the Company's financial position and financial performance. There were no significant reconciling items between cash flows prepared under Indian GAAP and those prepared under Ind AS, except ones that are disclosed in Note C (5) below.

Optional exemptions availed and mandatory exceptions

In preparing the Ind AS financial statements, the Company has applied the below mentioned optional exemptions and mandatory exceptions.

A. Optional exemptions availed

(i) . Property, plant and equipment and intangible assets

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognised in the financial statements as at the date of transition to Ind AS, measured as per the Previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 Intangible Assets and investment property covered by Ind AS 40 Investment Properties. Accordingly, the Company has elected to measure all of its property, plant and equipment, intangible assets and investment property at their Previous GAAP carrying value.

(ii). Investments in subsidiaries, joint ventures and associates

Ind AS 27 requires investments in subsidiaries, associates and joint ventures to be recorded at cost or in accordance with Ind AS 109 in its separate financial statements. However, Ind AS 101 provides an option to measure that investment at one of the following amounts in case the Company decides to measure such investment at cost:

- i. Cost as per Ind AS 27 or
- ii. Deemed cost, which is:
 - a. Fair value at the entity's date of transition to Ind AS
 - b. Previous GAAP carrying amount at that date

The Company has elected to measure its investments in subsidiaries, associates and joint ventures using deemed cost at the Previous GAAP carrying amount at the date of transition to Ind AS.

(iii). Share based payments

Ind AS 101 provides an option to not apply Ind AS 102 to liabilities arising from share-based payment transactions that were settled before the date of transition to Ind AS. The Company has elected to avail this exemption and apply the requirements of Ind AS 102 to all such grants under the ESOP plan, which are not settled as at the date of transition to Ind AS.

(iv). Revenue from contracts with customers

Ind AS 101 provides following practical expedients when applying Ind AS 115 retrospectively:

- (a) for completed contracts, an entity need not restate contracts that begin and end within the same annual reporting period;
- (b) for completed contracts that have variable consideration, an entity may use the transaction price at the date the contract was completed rather than estimating variable consideration amounts in the comparative reporting periods; and
- (c) for all reporting periods presented before the beginning of the first Ind AS reporting period, an entity need not disclose the amount of the transaction price allocated to the remaining performance obligations and an explanation of when the entity expects to recognise that amount as revenue.



(v). Business combinations

Ind AS 101 provides the option to apply Ind AS 103 prospectively from the transition date or from a specific date prior to the transition date. The Company has elected to apply Ind AS 103 prospectively to business combinations occurring after its transition date. Use of this exemption means that business combinations occurring prior to the transition date have not been restated and the IGAAP carrying amounts of assets and liabilities, that are required to be recognised under Ind AS, is their deemed cost at the date of the acquisition. After the date of the acquisition, measurement is in accordance with respective Ind AS.

B. Mandatory exemptions availed

Ind AS 101 also allows first-time adopters can claim mandatory exceptions to be applied for retrospective application of certain requirements under Ind AS for transition from the previous GAAP:

Estimates

As per Ind AS 101, an entity's estimates in accordance with Ind AS at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error. However, the estimates should be adjusted to reflect any differences in accounting policies.

As per Ind AS 101, where application of Ind AS requires an entity to make certain estimates that were not required under previous GAAP, those estimates should be made to reflect conditions that existed at the date of transition (for preparing opening Ind AS balance sheet) or at the end of the comparative period (for presenting comparative information as per Ind AS).

Ind AS estimated as at 31 March 2024 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Company made estimates for following items in accordance with Ind AS at the date of transition as these were not required under previous GAAP:

-Fair valuation of financial instruments carried at fair value through profit and loss or fair value through other comprehensive income,

-Impairment of financial assets based on expected credit loss model,

-Determination of the discounted value for financial instruments carried at amortised cost, and

Upon the assessment of the estimate made under previous GAAP, the Company has concluded that there was no necessity to revise such estimates under Ind AS, other than those which are required due to application of Ind AS.

Derecognition of financial assets and liabilities:

As per Ind AS 101 an entity should apply the recognition requirements in Ind AS 109, Financial Instruments, prospectively for transaction occurring after the date of transition to Ind AS. However an entity may apply the derecognition requirements retrospectively from a date chosen by it if the information needed to apply Ind AS 109 to financial assets and financial liabilities derecognized as a result of past transaction were obtained at the time of initially accounting for those transactions.

The Company has chosen to avail the exception to apply the derecognition provision of Ind AS 101 prospectively from the date of transition.

Classification and measurement of financial assets:

Ind AS 101 requires an entity to classify and measure its financial assets into amortised cost, fair value through profit or loss or fair value through other comprehensive income based on the business model assessment and solely payment of principal and interest ("SPPI") criterion based on facts and circumstances that exist at the date of transition. Further, the standard permits measurement of financial assets accounted at amortised cost based on the facts and circumstances existing at the date of transition if retrospective application is impracticable.

Accordingly, the Company has determined the classification of financial assets based on facts and circumstances that exist on the date of transition. Measurement of the financial assets accounted at amortised cost has been done retrospectively.

C. Reconciliation of equity as previously reported under Previous GAAP to Ind AS

The following reconciliations provides the effect of transition to Ind AS from previous GAAP in accordance with Ind AS 101 :

1. Total equity as at 31 March 2024 and 31 March 2025
2. Total comprehensive income reconciliation for the year ended 31st March 2024 and 31 March 2025



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1). Total equity as at 31 March 2024

Particulars	As at 31 March 2024
Equity as reported under previous GAAP	(0.39)
Ind AS adjustments	-
Total adjustments	-
Total Equity under Ind AS	(0.39)

2). Total comprehensive income reconciliation for the year ended 31 March 2025, 31 March 2024

Particulars	As at 31 March 2024
Profit after tax as per previous GAAP	(0.39)
Ind AS adjustments	-
Total adjustments	-
Net Profit after tax as per Ind AS	(0.39)
Other comprehensive income (net of tax)	-
Total comprehensive income as per Ind AS	(0.39)



19. Related Party Transactions

A. List of Related Parties *

Name of the related party and nature of relationship

Nature of Relationship	Name of the Related Party
Ultimate Holding Company	Kothari Products Limited (w.e.f 25-03-2025)
Associate Company	Sai Veeran Agencies Private Limited
Subsidiaries of the Associate company	Sai Veeran Properties Private Limited
	Sai Veeran Warehousing India Private Limited
	Jagadambaal Properties Private Limited
	Sivabakiyam Properties Private Limited
	Sowbakiyam Properties Private Limited
	Sri Kanagambal Properties Private Limited
	Sri Meenakshi Ammal Enterprises Private Limited
	Phinnacle Dynamic Solutions Private Limited (previously known as Sri kamatchi ammal)
Directors	Balaji Goverthanan (Appointed w.e.f 09/01/2025)
	Kishore Kumar (Appointed w.e.f 09/01/2025)
	Aananthakrishnan Villupuram Vijayakumar
	Murugesan Rajeshkumar

B. Transactions with Related Parties

Nature of the Transaction	Name of Related Party	For the year ended March 31, 2025	For the year ended March 31, 2024
Interest expenses	Sai Veeran Agencies Private Limited	3.35	-
Loan Borrowed	Sai Veeran Agencies Private Limited	306.19	-
Loan Repaid	Sai Veeran Agencies Private Limited	103.18	-
Loan Borrowed	Balaji Goverthanan	225.00	-
Loan Borrowed	Kishore Kumar	125.00	-

C. Balance as at end of the year

Nature of the Transaction	Name of Related Party	For the year ended March 31, 2025	For the year ended March 31, 2024
Loan Payable	Sai Veeran Agencies Private Limited	203.01	-
Loan Payable	Balaji Goverthanan	225.00	-
Loan Payable	Kishore Kumar	125.00	-



20. Segment reporting

The Company is into the business of real estate development hence segment reporting as per Ind AS 108 is not applicable

21. Ratio analysis and its elements

Ratio	Numerator	Denominator	As at	As at	Variance (%)
			31 March 2025	31 March 2024	2025 vs 2024
Current ratio (i)	Current Assets	Current Liabilities	0.99	3.32	-70%
Debt- Equity Ratio	Total Debt	Shareholder's Equity	-150.68	-	NA
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	-2.79	-1.29	-116%
Inventory Turnover ratio	Cost of goods sold	Average Inventory	-	NA	NA
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	NA	NA	NA
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	-	NA	NA
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	-	-	NA
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	-	-	NA
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	-0.00169	-0.64	-100%
Return on Investment	Interest (Finance Income)	Investment	NA	NA	NA

Explanation for Variance in ratios by more than 25%

- (i) Current ratio is having adverse impact because of Increase in Current Assets and Liabilities for Purchase of Land during the year
(ii) Return on equity ratio is having adverse impact due to Increase in Current year Losses comparing to previous year.
(iii) Return on Capital Employed is having adverse impact due to Increase in loss in the current year.

22. Additional regulatory information

a) Details of benami property held

No proceedings have been initiated on or are pending against the Company under the Prohibition of Benami Property Transactions Act, 1988 (as amended in 2016) (formerly the Benami Transactions (Prohibition) Act, 1988 (45 of 1988)) and Rules made thereunder.

b) Borrowing secured against current assets

The Company has no borrowing limits sanctioned from banks and financial institutions on the basis of security of current assets.

c) Wilful defaulter

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

d) Relationship with struck off companies

The Company has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.

e) Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under section 2(87) of the Companies Act, 2013 read with Companies (Restriction of number of layers) Rules, 2017.



f) Utilisation of borrowed funds and share premium

The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) (or)
- b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

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

- a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) (or)
- b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries

g) Undisclosed income

There is no income surrendered or disclosed as income during the current year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

h) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current year.

i) Valuation of property, plant and equipment, intangible asset and investment property

The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current year.

j) Other regulatory information Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

23. Registration of charges or satisfaction with Registrar of Companies

There are no charges pending to be registered with the Registrar of Companies

24. Code on Social Security

The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

25. Audit Trail

The Company has accounting software for maintaining its books of account for the financial year ended March 31, 2025, which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

As per our report of even date

For MSPR & Co
Chartered Accountants

Firm Registration Number : 010485

Sudhakar M

Partner

Membership Number : 213216



For and on behalf of the Board of Directors of
Luxscape Properties Private Limited,

Murugesu Rajeshkumar

Director

DIN: 9452648

Aanauthakrishnan Viltupuram
Vijayakumar

Director

DIN: 10075357

Place : Chennai

Date : 21-05-2025



Place : Chennai

Date : 21-05-2025

UDIN : 25213216BMCTT#6788