

INDEPENDENT AUDITOR'S REPORT

To
The Members of
Vanita Infrastructure Private Limited

Report on the Audit of Financial Statements

Opinion

1. We have audited the accompanying financial statements of **Vanita Infrastructure Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, and the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended on that date, and notes to financial statements including a Material Accounting policy information and other explanatory information (together referred to as 'the financial statements').
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Act and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

4. Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, we do not provide a separate opinion on these matters. We have determined that there are no other key audit matters to be communicated in our report.

Information Other than the financial statements and Auditor's Report Thereon

5. The Company's Board of Directors is responsible for the preparation of other information. The other information obtained at the date of this auditor's report is Director'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 financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.



If, based on the work we have performed on the other information obtained prior to the date of this report, 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.

Responsibilities of Management and Those Charged with Governance for the standalone financial statements

6. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the Ind AS and accounting principles generally accepted in India, including Ind AS prescribed under Section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those Board of Directors are also responsible for overseeing the Company's Financial Statements process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

8. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
9. 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 purpose of our audit of the aforesaid financial statement;
 - (b) In our opinion proper books of account as required by law relating to preparation of the aforesaid financial statement have been kept by the Company so far as appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement dealt with by this report are in agreement with the books of account maintained for the purpose of preparation of the aforesaid financial statement;



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- (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act;
- (e) On the basis of the written representations received from the directors as on March 31, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026, from being appointed as a director in terms of Section 164(2) of the Act;
- (f) With respect to adequacy of internal financial controls with reference to financial statements of the company and operating effectiveness of such controls, refer to our separate report given in **Annexure "B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the company's internal financial controls with reference to financial statements;
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any remuneration to its directors during the year.

- (h) 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) There are no pending litigations and hence the question of disclosing the financial impact thereof in the financial statements does not arise.
 - (ii) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - (iii) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.
 - (iv)
 - (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the 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.
 - (b) The Management has represented, that, to the best of its knowledge and belief, we report that no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entities including foreign entity ("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;
 - (c) Based on the audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that causes us to believe that the above representations given by the management contain any material misstatement.
 - (v) The Company has not declared or paid any dividend during the year and hence, the compliance with section 123 of the Act does not arise.



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- (vi) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of accounts 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. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For N. A. Shah Associates LLP

Chartered Accountants

Firm's Registration No. 116560W / W100149



Dhaval B. Selwadia

Partner

Membership No. 100023

UDIN: 26100023MRUAFT3733



Place: Mumbai

Date: May 27, 2026

Vanita Infrastructure Private Limited

Annexure – A to the Independent Auditors' Report for the year ended March 31, 2026

[Referred to in paragraph 8 under the heading "Report on other legal and regulatory requirements" of our report of even date]

- (i) In respect of property, plant and equipment (PPE) and intangible assets:
 - (a) The Company does not own any property, plant and equipment or intangible assets. Accordingly, the reporting under clause 3(i)(a), 3(i)(b), 3(i)(c) and 3(i)(d) of the Order is not applicable to the Company.
 - (e) In our opinion and as per the information and explanations given to us, no proceedings have been initiated or are pending against the Company for holding benami property under the Prohibition of Benami Property Transactions Act, 1988 and Rules made thereunder.
- (ii) In respect of Inventory:
 - (a) The Company does not hold any inventory. Accordingly, the reporting under clause 3(ii)(a) of the Order is not applicable to the Company.
 - (b) The Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, at any point of time during the year, from banks or financial institutions at any point of time during the year on the basis of security of current assets. Accordingly, the reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) In respect of investments, guarantees, securities, loans and advances, according to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that –
 - (a) According to the information and explanations given to us, the Company has not provided any security or given any loans or advances in the nature of loans, secured or unsecured, to any other entity, during the year. Accordingly, the reporting under clause 3 (iii)(a) of the Order is not applicable to the Company.
 - (b) In our opinion and according to the information and explanation given to us, the investment made are not prima facie, prejudicial to the Company's interest. The Company has not provided any guarantee to any party.
 - (c) Based on the information and explanation given to us, the Company has not granted any loans or advances in the nature of loans. Accordingly, the reporting under clauses 3(iii)(c), 3(iii)(d), 3(iii)(e) and 3(iii)(f) of the Order is not applicable to the Company.
- (iv) In our opinion and according to the information and explanations given to us, except for the investment made, the Company has not granted any unsecured loan, provided any guarantee or security during the year. However, the provisions of Section 185 of the Companies Act, 2013 are not applicable to such investments. Further, the Company is engaged in the business of real estate development and accordingly, the provisions of Section 186 of the Companies Act, 2013, are not applicable to the Company.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of Sections 73 to 76 of the Act and the rules framed thereunder. Accordingly, the reporting under clause 3(v) of the Order is not applicable to the Company.



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(vi) The Central Government has not prescribed maintenance of cost records under section 148(1) of the Act for the activities carried out by the Company. Accordingly, the reporting under clause (vi) of the Order is not applicable to the Company.

(vii) In respect of statutory dues:

(a) According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of the amounts deducted/ accrued in the books of account, the Company is regular in depositing the undisputed statutory dues including income-tax and any other applicable statutory dues with the appropriate authorities. There are no undisputed amounts payable in respect of the said statutory dues outstanding as at March 31, 2026 for a period of more than six months from the date they became payable.

According to the records of the Company did not have any dues on account of goods and service tax, provident fund, employees' state insurance, sales tax, duty of custom, duty of excise, value added tax and cess.

(b) there are no undisputed goods and services tax, service tax, provident fund, employees' state insurance, income-tax, sales tax, duty of customs, duty of excise, value added tax and cess as on March 31, 2026, which have not been deposited.

(viii) According to the information and explanations provided to us and on the basis of our examination of the records of the Company, there are no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the income tax assessments under the Income-tax Act, 1961. Consequently, there is no question of such previously unrecorded income being recorded in the books of account during the year.

(ix) In respect of loans obtained, according to the information and explanations given to us and on the basis of our examination of the records of the Company/ audit procedures performed

(a) the Company has not defaulted in repayment of loans, other borrowings or in the payment of interest thereon to any lenders.

(b) the Company has not been declared willful defaulter by any bank or financial institution or government or any other lender.

(c) the Company has not availed any term loans during the year. Further there were no unutilized term loan balances at the beginning of the year. Accordingly, the reporting under 3(ix)(c) of the order is not applicable to the company.

(d) the Company has not raised funds on short-term basis. Accordingly, the reporting under clause 3(d)(ix) of the Order is not applicable to the Company.

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary company. The Company does not have any associates or joint ventures. Hence further reporting under clause (ix)(e) of paragraph 3 of the Order is not applicable.

(f) The company has not raised funds during the year on the pledge of securities held in its subsidiary company. The Company does not have any associates or joint ventures. Hence further reporting under clause (ix)(f) of paragraph 3 of the Order is not applicable.



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- (x) (a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments). Accordingly, the reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (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. Accordingly, the reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) During the course of our examination of the books of account and records of the Company, carried out in accordance with generally accepted auditing practices in India and according to the information and explanation given to us, no fraud by the Company or any fraud on the Company, has been noticed or reported during the year. Accordingly, the reporting under clause 3(xi)(a) of the Order is not applicable to the Company.
- (b) In view of our comments in clause (a) above, no report under sub-section (12) of section 143 of the Act was required to be filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) According to the information and explanations given to us, the Company has not received any whistle-blower complaints during the year and up to the date of this report.
- (xii) The Company is not a Nidhi Company. Accordingly, the reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, the transactions with the related parties are in compliance with section 188 of the Act and the details have been disclosed in the financial statements as required by the applicable accounting standard. The provisions of section 177 of the Act with respect to audit committee are not applicable to the Company.
- (xiv) Provisions of section 138 of the Act with regard to formal internal audit system are not applicable to the Company. Accordingly, the reporting under clause 3(xiv)(a) and 3(xiv)(b) of the Order are not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, during the year, the Company has not entered into any non-cash transactions with directors or persons connected with its directors, and hence provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under clauses 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities during the year without obtaining a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) Based on the information and explanations provided by the management of the Company, the Group does not have any Core Investment company. Therefore, clause (xvi)(d) of paragraph 3 of the Order is not applicable to the Company.



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- (xvii) The Company has incurred cash losses of 0.49 lakhs during the financial year covered by our audit and no cash losses incurred in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We however, state that this is not an assurance as to future viability of the Company. We further state that our reporting is based on the facts upto the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) Provisions of section 135 of the Act with regard to corporate social responsibility are not applicable to the Company. Accordingly, the reporting under clause 3(xx)(a) and 3(xx)(b) of the Order are not applicable to the Company.

For N. A. Shah Associates LLP
Chartered Accountants
Firm's Registration No. 116560W / W100149



Dhaval B. Selwadia
Partner

Membership No. 100023

UDIN: 26100023MRUAFT3733

Place: Mumbai

Date: May 27, 2026



Vanita Infrastructure Private Limited

Annexure – B to the Independent Auditors' Report for the year ended March 31, 2026

[Referred to in paragraph 9(f) under the heading "Report on other legal and regulatory requirements" of our report of even date]

Report on the Internal Financial Controls with reference to financial statements under clause (i) of sub-section 3 section 143 of the Companies Act, 2013 ("the Act")

Opinion

We have audited the internal financial controls with reference to financial statements of **Vanita Infrastructure Private Limited** ("the Company"), as of March 31, 2026, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial statement and such internal financial controls over financial statements were operating effectively as at March 31, 2026, 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 Statement issued by the Institute of Chartered Accountants of India.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls with reference to Financial Statement

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statement 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 Statement ("the Guidance Note"), issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the 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 on Audit of Internal Financial Controls over Financial Statements (the "Guidance Note") issued by ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statement. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.



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Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of 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 internal financial controls with reference to financial statements

Meaning of Internal Financial Controls with reference to financial statements

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

Inherent Limitations of Internal Financial Controls with reference to financial statements

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

For N. A. Shah Associates LLP
Chartered Accountants
Firm's Registration No. 116560W / W100149



Dhaval B. Selwadia
Partner

Membership No. 100023
UDIN: 26100023MRUAFT3733



Place: Mumbai
Date: May 27, 2026

Vanita Infrastructure Private Limited

CIN No. U45202MH2010PTC199461

Balance Sheet as on Mar 31, 2026

All amounts are in INR (lakhs) otherwise stated

Particulars	Note no.	As at March 31, 2026	As at March 31, 2025
ASSETS			
Non-current assets			
(a) Financial assets			
(i) Investments	3	286.55	1.00
(ii) Loans	4	-	299.81
		286.55	300.81
Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	5	2.03	3.34
(ii) Loans	6	2.44	2.20
(b) Other current assets	7	502.48	502.30
		506.95	507.84
Total		793.50	808.65
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	8	1.00	1.00
(b) Other equity	9	(744.18)	(729.43)
		(743.18)	(728.43)
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	10	1,532.98	1,532.60
(ii) Trade payables	11		
- Total outstanding dues of micro enterprises and small enterprises		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		3.70	4.45
(b) Other current liabilities	12	-	0.03
		1,536.68	1,537.08
Total		793.50	808.65
Company background	1		
Material accounting policies, accounting judgements, estimates and assumptions	2		
Refer accompanying notes. These notes are an integral part of the financial statements	1 - 24		

As per our attached report of even date

For N. A. Shah Associates LLP

Chartered Accountants

Firm Registration No. 116560W / W100149



Dhaval B. Selwadia

Partner

Membership No.100023



Place : Mumbai

Date : May 27, 2026

For and on Behalf of the Board



Satish Agarwal

Director

DIN: 02099862

Place : Mumbai

Date : May 27, 2026



Jessie Kuruvilla

Director

DIN: 02290242

Place : Mumbai

Date : May 27, 2026

Vanita Infrastructure Private Limited

CIN No. U45202MH2010PTC199461

Statement of Profit and Loss for the year ended Mar 31, 2026

All amounts are in INR (lakhs) otherwise stated, except per equity share data

Particulars		Note No.	For the year ended March 31, 2026	For the year ended March 31, 2025
I	Income			
	Revenue from operations		-	-
	Other income	13	-	124.47
	Total income		-	124.47
II	Expenses			
	Other expenses	14	14.75	1.60
	Total expenses		14.75	1.60
III	Profit before tax (I)-(II)		(14.75)	122.87
IV	Tax expense			
	(a) Current tax	15	-	-
	(b) Deferred tax		-	-
	(c) Prior year tax adjustment		-	3.46
			-	3.46
V	Profit for the year (III)-(IV)		(14.75)	119.41
VI	Other comprehensive income			
	A. (i) Items that will not be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	B. (i) Items that will be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
			-	-
			-	-
VII	Total comprehensive income for the year (V+VI)		(14.75)	119.41
VIII	Earnings per equity share - Basic and diluted (Rs.) (Face value of Rs. 10 each)		(147.50)	1,194.10
Company background		1		
Material accounting policies, accounting judgements, estimates and assumptions		2		
Refer accompanying notes. These notes are an integral part of the financial statements		1 - 24		

As per our attached report of even date

For N. A. Shah Associates LLP

Chartered Accountants

Firm Registration No. 116560W / W100149



Dhaval B. Selwadia
Partner



Place : Mumbai

Date : May 27, 2026

For and on behalf of the Board



Satish Agarwal
Director
DIN: 02099862

Place : Mumbai

Date : May 27, 2026



Jessie Kuruvilla
Director
DIN: 02290242

Place : Mumbai

Date : May 27, 2026

Vanita Infrastructure Private Limited
CIN No. U45202MH2010PTC199461
Statement of Cash Flow for the year ended March 31, 2026
All amounts are in INR (lakhs) otherwise stated

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
A. Cash flow from operating activities:		
Profit before tax	(14.75)	122.87
Adjustments for:		
Fair value loss arising on financial asset	14.27	-
Loss on assignment of security	-	124.47
	(0.48)	247.34
Change in operating assets and		
Increase /(decrease) in trade payables	(0.75)	(10.60)
Increase /(decrease) in other current liabilities	(0.03)	(4.42)
(Increase)/decrease other financial assets	(0.25)	371.23
(Increase)/decrease other current assets	(0.18)	(622.38)
Cash used in operations	(1.69)	(18.83)
Less: Taxes paid (net)	-	(2.88)
Net cash used in operating activities (A)	(1.69)	(21.71)
B. Cash flow from investing activities:		
Payments for purchase of investments	-	(299.81)
Loans granted	-	(500.00)
Repayment of loans granted	-	500.00
Net cash generated in investing activities (B)	-	(299.81)
C. Cash flow from financing activities:		
Borrowings obtained	0.38	320.42
Net cash utilised for financing activities (C)	0.38	320.42
Net (decrease) in cash & cash equivalents	(1.31)	(1.10)
Cash and cash equivalent at the beginning of the year	3.34	4.44
Cash and cash equivalent at the end of the year	2.03	3.34
Cash and cash equivalents includes:		
Cash on hand	0.01	0.05
Bank balances	2.02	3.29
	2.03	3.34

Notes :

- (a) The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Ind AS 7, "Statement of Cash Flows" as notified under Companies (Accounts) Rules, 2015.
- (b) Reconciliation of liabilities arising from financing activities :

Particulars	Opening	Cash Movement	Fair Value Changes	Total
March 31, 2026				
Borrowings	1,532.59	0.38	-	1,532.97
March 31, 2025				
Borrowings	1,212.17	320.42	-	1,532.59

The above Cash Flow should be read in conjunction with the accompanying notes

As per our attached report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W / W100149



Dhaval B. Selwadia
Partner
Membership No. 100023

Place : Mumbai
Date : May 27, 2026



For and on behalf of the Board



Satish Agarwal
Director
DIN: 02099862

Place : Mumbai
Date : May 27, 2026



Jessie Kuruvilla
Director
DIN: 02290242

Place : Mumbai
Date : May 27, 2026

Vanita Infrastructure Private Limited
CIN No. U45202MH2010PTC199461
Statement of Changes in Equity for the year ended Mar 31, 2026
All amounts are in INR (lakhs) otherwise stated

A. Equity share capital

Particulars	Balance at the beginning of the reporting year	Changes in equity share capital due to prior year errors	Restated balance at the beginning of the reporting year	Changes in equity share capital during the year /(buy-back of shares)	Balance at the end of the reporting year
Year ended March 31, 2026	1.00	-	1.00	-	1.00
Year ended March 31, 2025	1.00	-	1.00	-	1.00

B. Other equity

Particulars	Reserves and surplus	Total
	Retained Earnings	
Balance as at April 1, 2024	(848.84)	(848.84)
Profit for the year	119.41	119.41
Add: Changes in accounting policy or prior period error	-	-
Balance as at April 1, 2025	(729.43)	(729.43)
Profit for the year	(14.75)	(14.75)
Add: Changes in accounting policy or prior period error	-	-
Balance as at Mar 31, 2026	(744.18)	(744.18)

Note : There is no element of other comprehensive income.

As per our attached report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W / W100149



Dhaval B. Selwadia
Partner
Membership No.100023



Place : Mumbai
Date : May 27, 2026

For and on behalf of the Board



Satish Agarwal
Director
DIN: 02099862
Jessie Kuruvilla
Director
DIN: 02290242

Place: Mumbai
Date : May 27, 2026
Place : Mumbai
Date : May 27, 2026

Vanita Infrastructure Private Limited
Notes forming part of the Financial Statements

1 Company background :

- 1.01 Vanita Infrastructure Private Limited (the "Company") is incorporated and domiciled in India. The Company is mainly engaged in business of construction and development real estate.
- 1.02 At present the Company does not have real estate project on its own; however, has acquired shares of companies engaged in real estate business. The source of funds for acquisition / granting loan are borrowed funds.
- 1.03 The Company is subsidiary of Valor Estate Limited (Formerly known as DB Realty Limited), which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its Registered Office at 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400020.
- 1.04 The Company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on May 27, 2026 in accordance with the provisions of the Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.

2 Material accounting policies, accounting judgements, estimates and assumptions applied in the preparation and presentation of the financial statements:

2.01 Statement of compliance

These financial statements are separate financial statements prepared in accordance with Indian Accounting Standards ("Ind AS"), prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III).

2.02 Basis of preparation and presentation

The financial statements have been prepared on accrual and going concern basis read with note no. 23 to the financial statements. The accounting policies are consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The financial statements are in accordance with Division II of Schedule III to the Act, as applicable to the Company.

Transactions and balances with values below the rounding off norms adopted by the Company have been reflected as "0.00" in the relevant notes in these financial statements.

2.03 Current and non-current classification of assets and liabilities and operating cycle

All the assets and liabilities have been classified as current and non-current as per the Company's normal operating cycle (not exceeding twelve months) and other criteria set out in the Schedule III to the Act.

Based on the nature of activity and the time between the acquisition of assets for processing and their realisation, the Company has ascertained its operating cycle as twelve months for the purpose of current/ non-current classification of assets and liabilities.

2.04 Functional and presentation currency

The functional and presentation currency of the Company is Indian Rupee (INR) and all the values are rounded to nearest INR lakhs, except when otherwise indicated. INR is also the currency of the primary economic environment in which the Company operates.

2.05 Critical accounting estimates, assumptions and judgements

The preparation of financial statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/materialize.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying values of assets and liabilities within the next financial year are discussed below:



(i) Judgements:

In the process of applying the Company's accounting policies, management has made the following judgement, which have the most significant effects on the amounts recognised in the financial statements.

- Assessment of the recoverability of various financial assets.
- Recoverability aspect of the amounts paid for acquiring tenancy rights now receivable on abandonment of the project (refer note no. 7)

(ii) Estimates and Assumptions

- Impairment of financial assets

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs for impairment calculation. Based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

2.06 Measurement of fair values

These financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities that are measured at fair value in accordance with Ind AS (refer accounting policy no. 2.07 regarding financial instruments)

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 on the measurement date. Fair values are determined using market-based assumptions, considering the principal or most advantageous market accessible to the Company.

Fair value measurements are classified into the following levels:

- Level 1: Quoted prices in active markets for identical assets or liabilities.
- Level 2: Valuation techniques using observable market inputs.
- Level 3: Valuation techniques using unobservable inputs.

The material accounting policies are set out below:

2.07 Financial instruments

Initial recognition and measurement:

Financial assets and financial liabilities are initially recognized when the Company becomes a party to the contractual provisions of the instrument. They are initially measured at fair value, and in the case of financial instruments not at fair value through profit or loss, inclusive of transaction costs.

Classification and subsequent measurement:

Financial assets are classified and measured based on the Company's business model for managing the asset and its contractual cash flow characteristics, as follows:

- Measured at amortised cost
- Measured at fair value through other comprehensive income (FVOCI)
- Measured at fair value through profit or loss (FVTPL)

Financial liabilities are generally measured at amortised cost, except for those designated at FVTPL.

Derecognition:

A financial asset is derecognized when the rights to receive cash flows from the asset expire or are transferred. A financial liability is derecognized when the obligation under the liability is discharged, cancelled or expired.

(i) Financial assets

(a) Cash and cash equivalents

Cash and cash equivalents includes cash on hand and balances with banks that are subject to an insignificant risk of change in value. The balances with bank are unrestricted for withdrawal and usage.

(b) Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model whose objective is to hold these assets 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.

(c) Financial assets at fair value through profit or loss

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.



(d) Investments in subsidiary

Investments in subsidiary is carried at cost less accumulated impairment losses, if any or in accordance with Ind AS 109 - Financial Instruments. The accounting policy is applied for each category of investments.

Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in subsidiaries, the difference between net disposal proceeds and the carrying amounts are recognised in the Statement of Profit and Loss.

(e) Impairment of financial assets

Loss allowance for expected credit losses is recognised for financial assets measured at amortised cost and fair value through other comprehensive income.

The Company recognises life time expected credit losses for all trade receivables that do not constitute a financing transaction.

For financial assets (apart from trade receivables that do not constitute of financing transaction) whose credit risk has not significantly increased since initial recognition, loss allowance equal to twelve months expected credit losses is recognised. Loss allowance equal to the lifetime expected credit losses is recognised if the credit risk of the financial asset has significantly increased since initial recognition.

(ii) Financial liabilities

(a) Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued are recognised at the proceeds received, net of direct issue costs.

(b) Financial liabilities

Trade and other payables are initially measured at fair value, net of transaction costs, and are subsequently measured at amortised cost, using the effective interest rate method where the time value of money is significant.

Interest-free loans received from the holding company and fellow subsidiaries are repayable on demand are classified as current financial liabilities. Such loans are recorded at the transaction value, as the fair value is considered to be equivalent to the amount received, given the demand feature. No interest expense is recognised on these loans.

(c) Derecognition of financial liabilities

The Company de-recognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or they expire.

2.08 Impairment of non financial assets

Carrying amount of tangible and intangible assets are reviewed at each balance sheet date to determine whether there is any indication that those asset have suffered as impairment loss. These are treated as impaired when the carrying cost thereof exceeds its recoverable value. Recoverable value is higher of the asset's net selling price or the value in use. Value in use is the present value of the estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. Net selling price is the amount receivable from the sale of an asset in an arm's length transaction between knowledgeable, willing parties, less the cost of disposal. An impairment loss is charged from when an asset is identified as impaired. The impairment loss recognised in the prior accounting period is reversed if there has been a change in the estimate of recoverable amount.



2.09 Income taxes

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

- Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

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

- Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary differences arise from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

2.10 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a 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. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

When the Company expects some or all of a provision to be reimbursed, the same is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. 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.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which 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 arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.



3 Investment in subsidiaries and associates

Particulars	As at March 31, 2026	As at March 31 2025
At Cost		
Investment in a subsidiary		
DB Conglomerate Realty Private Limited		
10,000 equity shares (Previous year 10,000) of Rs. 10/- each, fully paid up	1.00	1.00
Investment in a fellow subsidiary		
Goodspot Enterprises Private Limited(formerly known Neelkamal Realtors Tower Private Limited)		
1 equity share (Previous Year 1) of Rs.10/- each, fully paid up	0.00	0.00
At Fair Value through Profit and loss		
Investment in a equity shares - (non-trade, quoted)		
3,25,000 equity shares (Previous year Nil) of Nitco Limited of FV Rs.10/-, fully paid up	285.55	-
Total	286.55	1.00

Particulars	As at March 31, 2026	As at March 31 2025
Aggregate amount of quoted investments	285.55	-
Aggregate market value of quoted investments	285.55	-
Aggregate amount of unquoted investments	1.00	1.00

4 Other current financial assets

Particulars	As at March 31, 2026	As at March 31 2025
(Unsecured, considered good)		
Share application money pending allotment	-	299.81
Total	-	299.81

5 Cash and cash equivalents

Particulars	As at March 31, 2026	As at March 31 2025
Balances with a bank		
In current accounts	2.02	3.29
Cash on hand	0.01	0.05
Total	2.03	3.34

6 Loans

Particulars	As at March 31, 2026	As at March 31 2025
(Unsecured, considered good)		
Loan given to related parties:		
-Subsidiary (Refer note no.17)	2.44	2.20
Total	2.44	2.20

Type of borrower	As at March 31, 2026		As at March 31 2025	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Related parties	2.44	100%	2.20	100%

7 Other current assets

Particulars	As at March 31, 2026	As at March 31 2025
Security deposit (Refer note no. 7.1)	497.90	497.90
Balance with statutory authorities	4.58	4.40
Total	502.48	502.30

- 7.1 The Company along with the holding company and fellow subsidiary companies have entered into a memorandum of understanding with a company for acquiring substantial part of the development rights in the property located at Colaba, Mumbai and accordingly have placed aggregate interest free refundable cum adjustable security deposit of Rs. 8,753.90 lakhs which include Company's share of Rs. 497.90 lakhs (Previous year Rs. 497.90 lakhs).



8 Equity share capital

8.1 Details of authorised, issued, subscribed and paid up share capital

Particulars	As at March 31, 2026	As at March 31 2025
Authorised		
10,000 (Previous year 10,000) equity shares of Rs.10/- each	1.00	1.00
	1.00	1.00
Issued		
10,000 (Previous year 10,000) equity shares of Rs.10/- each	1.00	1.00
	1.00	1.00
Subscribed & fully paid up		
10,000 (Previous year 10,000) equity shares of Rs.10/- each fully paid up	1.00	1.00
	1.00	1.00

8.2 Reconciliation of number of equity shares

Particulars	Opening balance	Changes during the year	Closing balance
Equity shares			
Year ended March 31,2026			
-Number of equity shares	10,000	-	10,000
-Amount	1.00	-	1.00
Year ended March 31,2025			
-Number of equity shares	10,000	-	10,000
-Amount	1.00	-	1.00

8.3 Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity share having a par value of Rs.10 per share. Each holder of equity share is entitled for one vote per share. Accordingly, all equity shares rank equally with regards to dividends and share in the Company's residual assets. The equity share-holders are entitled to receive dividend as and when declared. In the event of liquidation, the equity shareholders are eligible to receive the residual assets of the Company after distribution of all preferential amounts in proportion to the number of equity shares held.

8.4 Detail of number of shares held by the holding company

Name of the Company	As at March 31, 2026		As at March 31 2025	
	No. of Shares	% holding	No. of Shares	% holding
Valor Estate Limited and its nominees	10,000	100%	10,000	100%

8.5 Details of shareholders holding more than 5% Shares

Name of Shareholder	As at March 31, 2026		As at March 31 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares				
Valor Estate Limited	10,000	100%	10,000	100%
	10,000	100%	10,000	100%



8.6 Details of Shareholding of Promoters in the Company :

Name of the promoter	Opening no. of shares held	Closing no. of shares held	% of total shares	% Change during the period/ year
Equity shares of Rs. 10/- each				
As at March 31, 2026				
Valor Estate Limited and its nominees	10,000	10,000	100.00%	0.00%
	10,000	10,000	100.00%	0.00%
As at March 31, 2025				
Valor Estate Limited	10,000	10,000	100.00%	0.00%
	10,000	10,000	100.00%	0.00%



9 Other equity

Particulars	As at March 31, 2026	As at March 31 2025
Retained earnings		
Balance as at the beginning of the year	(729.43)	(848.84)
Add: Profit/(Loss) for the year	(14.75)	119.41
Balance as at the end of the year	(744.18)	(729.43)
Total	(744.18)	(729.43)

10 Current financial liabilities - Borrowings

Particulars	As at March 31, 2026	As at March 31 2025
Unsecured		
Loan from related parties: (refer note no. 10.1 and 17.2)		
- Holding company	942.01	941.76
- Fellow subsidiaries	590.97	590.84
Total	1,532.98	1,532.60

10.1 The loans are interest free and repayable on demand.

11 Current financial liabilities - Trade payables

Particulars	As at March 31, 2026	As at March 31 2025
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	3.70	4.45
Total	3.70	4.45

11.1 Trade payables ageing as at Mar 31, 2026

Particulars	Unbilled	Outstanding for following periods from due date of payment				Total
		< 1 year	1 - 2 years	2 - 3 years	>3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	0.20	-	-	-	3.50	3.70
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

11.2 Trade payables ageing as at March 31, 2025

Particulars	Unbilled	Outstanding for following periods from due date of payment				Total
		< 1 year	1 - 2 years	2 - 3 years	>3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	0.95	-	-	-	3.50	4.45
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-



11.3 Details of dues to micro enterprises and small enterprises as per MSMED Act, 2006

Particulars	As at March 31, 2026	As at March 31 2025
Principal amount outstanding to suppliers registered under the MSMED Act (not due)	-	-
Interest due to suppliers registered under the MSMED Act and remaining unpaid as at year end	-	-
The amount of interest paid by the Company in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during financial year;	-	-
Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.	-	-
Interest accrued and remaining unpaid as at year end	-	-
Further Interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.	-	-

Disclosures relating to amounts payable to Micro and Small Enterprises under the MSMED Act, 2006 have been made based on information available and confirmations received from suppliers regarding their status. This information has been relied upon by the auditors.

12 Other current liabilities

Particulars	As at March 31, 2026	As at March 31 2025
Statutory dues	-	0.03
Total	-	0.03

13 Other income

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Reversal of loss on assignment of rights (refer note no. 7.1)	-	124.47
Total	-	124.47



14 Other expenses

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Fair value loss on investments	14.27	-
Legal & professional fees (refer note no.14.1)	0.30	1.32
Rates and taxes	0.03	0.03
Other office and administrative expenses	0.16	0.25
Total	14.75	1.60

14.1 Payment to auditors

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
- Audit fees (including limited review)	0.10	0.80
- Certification	-	0.40
- Others	0.20	-
Total	0.30	1.20

15 The income tax expense consists of the following:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Current tax (including prior year tax adjustment)	-	3.46
Total	-	3.46

15.1 The reconciliation of estimated income tax expense at statutory income tax rate to income tax expense reported in Statement of Profit and Loss is as follows:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit / (loss) before tax	(14.75)	122.87
Applicable income tax rate	25.17%	25.17%
Expected tax (benefit)/expense	(3.71)	30.93
Tax effect of adjustments to reconcile expected income tax (benefit)/expense to reported income tax (benefit)/expense:		
Income not chargeable to tax	-	(31.34)
Items on which deferred tax asset is not created	3.71	0.40
Short income tax provision in preceding year	-	3.46
	3.71	(27.48)
Income tax expense recognised in statement of profit and loss	-	3.45



16 Operating segments

The Company is engaged in real estate development, which constitutes its only reportable operating segment. Accordingly, the disclosure requirements of Ind AS 108 – Operating Segments are not applicable.

17 Related party disclosure:

As per Indian Accounting Standard 24 (Ind AS 24) 'Related Party Disclosures', the disclosures of related parties and transactions with them are given below:

17.1 List of related parties where control exists, and related parties with whom transactions have been undertaken, along with their relationship.

Sr. no.	Name of Related Party	Relationship
1	Valor Estate Limited	Holding company
2	DB Conglomerate Realty Private Limited	Wholly owned subsidiary
3	MIG (Bandra) Realtors & Builders Private Limited	Fellow subsidiary
4	Goodspot Enterprises Pvt Ltd(formerly-Neelkamal Realtors Tower Private Limited)	Fellow subsidiary
5	DB View Infracon Private Limited	Fellow subsidiary
6	Goregaon Hotel & Realty Private Limited	Fellow subsidiary
7	Advent International Ltd	Fellow subsidiary
8	Neelkamal Realtors & Builders Private Limited	Enterprise owned or significantly influenced by key managerial personnel of holding company (Associated enterprises)

Note : The above related parties were identified by the management and relied upon by the Auditors.

17.2 Details of transactions with related parties

Nature of Transaction	For the year ended March 31, 2026	For the year ended March 31, 2025
Loan taken		
From Holding company Valor Estate Limited	0.25	820.45
From Fellow Subsidiaries Goodspot Enterprises Pvt.Ltd(formerly-Neelkamal Realtors Tower Private Limited)	0.16	7.40
Loan repaid		
To Holding company Valor Estate Limited	-	500.00
To Fellow Subsidiaries Goregaon Hotel & Realty Private Limited Neelkamal Realtors Tower Private Limited	0.03	7.42
Loan given		
<u>Wholly owned subsidiary</u> DB Conglomerate Realty Private Limited	0.50	2.20
Repayment of loan granted		
Wholly owned subsidiary DB Conglomerate Realty Private Limited	0.25	-

17.3 Outstanding balances as of year end:-

Nature of Transaction	As at March 31, 2026	As at March 31, 2025
Borrowings		
<u>From Holding Company</u> Valor Estate Limited	942.01	941.76
<u>From Fellow Subsidiaries</u>		
DB View Infracon Private Limited	587.80	587.80
Goodspot Enterprises Pvt.Ltd(formerly-Neelkamal Realtors Tower Private Limited)	3.17	3.02
Goregaon Hotel & Realty Private Limited	-	0.03
Security Deposit		
Neelkamal Realtors & Builders Private Limited	497.90	497.90
Loan Granted		
<u>Wholly owned subsidiary</u> DB Conglomerate Realty Private Limited	2.45	2.20
Investment in equity shares		
Advent International Limited*	0.00	0.00
DB Conglomerate Realty Private Limited	1.00	1.00
Goodspot Enterprises Pvt.Ltd(formerly-Neelkamal Realtors Tower Private Limited)*	0.00	0.00

*Figures below ₹1,000 are rounded off and appear as 0.00.



18 Earnings per share (Ind AS 33)

Particulars		For the year ended March 31, 2026	For the year ended March 31, 2025
Profit/ (Loss) for the year as per the statement of profit & loss	In lakhs	(14.75)	119.41
Weighted average number of equity shares outstanding during the year	No's	10,000	10,000
Basic and diluted earnings per share	Rupees	(147.50)	1,194.10
Face value per equity share	Rupees	10.00	10.00

19 As of year end, the Company has net deferred tax asset. In view of uncertainty to its realisation, as a matter of prudence, the management of the Company has decided not to recognise such deferred tax asset in accordance with Ind AS -12 dealing with Accounting for Income Tax on Income.

20 Financial instruments

The material accounting policy information, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset and financial liability are disclosed in note 2.07 of the Ind AS financial statements.

20.1 Financial assets and liabilities:

The carrying value of financial instruments by categories as of Mar 31, 2026 is as follows :

Particulars	Note No.	Fair value though profit and loss	At Cost	Amortised Cost	Carrying amount As at Mar 31, 2026
Financial assets:					
Investment	3	285.55	1.00	-	286.55
Cash and cash equivalents	5	-	-	2.03	2.03
Loans	6	-	-	2.44	2.44
Total		285.55	1.00	4.47	291.02
Financial liabilities:					
Borrowings	10	-	-	1,532.98	1,532.98
Trade payables	11	-	-	3.70	3.70
Total		-	-	1,536.68	1,536.68

The carrying value of financial instruments by categories as of March 31, 2025 was as follows :

Particulars	Note No.	Fair value though profit and loss	At Cost	Amortised Cost	Carrying amount As at March 31, 2025
Financial assets:					
Investment	3	-	1.00	-	1.00
Other Non Current Financials Assets	4	299.81	-	-	299.81
Cash and cash equivalents	5	-	-	3.35	3.34
Loans	6	-	-	2.20	2.20
Total		299.81	1.00	5.55	306.35
Financial liabilities:					
Borrowings	10	-	-	1,532.60	1,532.60
Trade payables	11	-	-	4.45	4.45
Total		-	-	1,537.05	1,537.05

Fair value hierarchy

The financial instruments are categorized into three levels based on the inputs used to arrive at fair value measurements as described below:

Level 1

Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2

Measured using 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

Measured using inputs that are not based on observable market data (unobservable inputs). Fair values are determined in whole or in part, using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data. This level of hierarchy includes investments in unquoted preference shares.



Vanita Infrastructure Private Limited
Notes forming part of the Financial Statements
All amounts are in INR (lakhs) otherwise stated

The following tables categorise the financial assets and liabilities held at fair value by the valuation methodology applied in determining their fair value.

Fair value hierarchy as at March 31, 2026

Particulars	Level 1	Level 2	Level 3	Total
Financial assets				
Investments	286.55	-	-	286.55

Fair value hierarchy as at March 31, 2025

Particulars	Level 1	Level 2	Level 3	Total
Financial assets				
Other non-current financial assets	-	299.81	-	299.81

20.2 Financial risk management:

At present, the Company's financial obligations are met by the holding company through the provision of interest-free loans. Accordingly, the Company adheres to the risk management policies adopted by the holding company.

(A) Interest risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. However, as of year end, the Company does not have any borrowings with floating rate of interest and thus sensitivity analysis is not disclosed.

(B) Credit risk and default risk:

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company had granted loan to its Holding Company so credit risk and default risk are minimal.

(C) Liquidity risk:

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements.

The table below provides details regarding the contractual maturities of financial liabilities as at 31st Mar, 2026:

Particulars	Amount payable during below period				
	As at Mar 31, 2026	Within 1 year	1-2 years	2-5 years	More than 5 years
Liabilities					
Trade payables	3.70	3.70	-	-	-

The table below provides details regarding the contractual maturities of financial liabilities as at 31 March, 2025:

Particulars	Amount payable during below period				
	As at March 31, 2025	Within 1 year	1-2 years	2-5 years	More than 5 years
Liabilities					
Trade payables	4.45	4.45	-	-	-

Note : In above tables, the Company's Borrowings from its holding company and fellow subsidiaries are not considered as a financial obligation, being the source, as of now, to meet it's financial obligations.

20.3 Capital management:

The Company being a wholly-owned subsidiary, the management of its capital structure is controlled by the holding company.



Sr. no.	Particulars	Formula's used	Ratios		Variance	Reason for variance (refer notes below, if any)
			As at March 31, 2026	As at March 31, 2025		
1	Current ratio	Current assets Current liabilities	0.33	0.33	-0.15%	NA
2	Debt-Equity ratio	Total debt Shareholders fund	(2.06)	(2.10)	1.96%	NA
3	Debts Service Coverage ratio	Earning available for debt services Debt services	NA	NA	NA	NA
4	Return on equity	Net profit after taxes Average share capital	(14.75)	119.41	-112.35%	Refer note no. 1
5	Inventory turnover ratio	Cost of goods sold or Sales Average inventory	NA	NA	NA	NA
6	Trade receivable turnover ratio	Net credit sales Average accounts receivables	NA	NA	NA	NA
7	Trade payable turnover ratio	Operating Expenses + Other Expenses Average trade payable	NA	NA	NA	NA
8	Net capital turnover ratio	Net sales Working capital	NA	NA	NA	NA
9	Net profit ratio	Net profit after tax Net sales	NA	NA	NA	NA
10	Return on capital employed	Earning before interest and taxes Capital employed	0.02	(0.17)	-111.77%	Refer note no. 1

Notes:

- 1 Transaction of repayment of borrowings, interest provision reversal from the funds received on sale of investments and repayment of loans granted in preceding year. During the year, negligible such transactions.
- 2 On account of gains arising on sale of investments and interest income in preceding year, negligible return in current year.
- 22 Following additional regulatory information in terms of clause L of note 6 and clause (n) of note 7 of Division II to Schedule III of the Act is disclosed to the extent applicable / regulatory in nature.
- 22.01 **Wilful defaulter**
As on March 31, 2025 the Company has not been declared wilful defaulter by any bank/financial institution or other lender.
- 22.02 **Details of crypto currency or virtual currency**
The Company is not engaged in the business of trading or investing in crypto currency or virtual currency and hence no disclosure is required.
- 22.03 **Registration of charges or satisfaction with Registrar of Companies (ROC)**
The Company does not have any charges or satisfaction yet to be registered with the ROC beyond the statutory period as at March 31, 2026
- 22.04 **Compliance with number of layers of companies**
The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.



22.05 Utilisation of borrowed funds

The Company has not advanced any funds or loaned or invested by the Company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the Company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries.

The Company has not received any funds from any person(s) or entities including foreign entities ("Funding Parties") with the understanding 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 guarantee, security or the like on behalf of the Ultimate beneficiaries.

22.06 Borrowings secured against current assets

The Company does not have borrowings secured against current assets and hence no disclosure is required.

22.07 Benami property

No proceedings have been initiated or are pending against the Company as on March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

22.08 Relationship with struck off companies

The Company does not have any transaction with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 and hence no disclosure is required.

22.09 Compliance with approved scheme(s) of arrangements

The Company has not entered into any scheme of arrangements in terms of sections 230 to 237 of the Companies Act, 2013.

22.1 Commitments

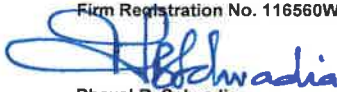
Particulars	As at 31 March, 2026	As at 31 March, 2025
Contingent liabilities		
Estimated amount of contracts remaining to be executed on capital account and not provided for (net off advance)	Nil	Nil
Other Commitment	Nil	Nil

23 The financial statements have been prepared on a going concern basis, considering the continued financial support from the holding company, whose financial statements do not indicate any material uncertainty that may cast significant doubt on its ability to continue as a going concern, despite the Company's negative net worth.

24 Figures of the previous year have been regrouped/reclassified wherever necessary to conform to the presentation of the current year.

As per our attached report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W / W100149



Dhaval B. Selwadia
Partner
Membership No.100023

Place : Mumbai
Date : May 27, 2026



For and on behalf of the Board



Satish Agarwal
Director
DIN: 02099862

Jessie Kuruvilla
Director
DIN: 02290242

Place: Mumbai
Date : May 27, 2026