

NAYAN PARIKH & CO.

(REGISTERED)

CHARTERED ACCOUNTANTS

OFFICE NO. 9, 2ND FLOOR, JAIN CHAMBERS, 577, S.V. ROAD, BANDRA (WEST), MUMBAI 400050, INDIA.

PHONE : (91-22) 2640 0358, 2640 0359

INDEPENDENT AUDITOR'S REPORT

To
The Members of
Ecstasy Realty Private Limited

Report on the Audit of the Standalone Financial Statements

Opinion

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

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

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone 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 Standalone Financial Statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Standalone Financial Statements.



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Emphasis of Matter

Without qualifying our report, we draw attention to the following matter

We invite attention to note no. 34 to the standalone financial statement wherein the debenture trustee and Edelweiss group refused to take cognizance of the restructuring understanding on which various steps were taken by both parties. The company has filed a case in High Court for performance of arrangement to grant moratorium for repayment of debenture as per initial understanding. The Management is hopeful of getting favorable decision on all the pending matters at various forums. Pending the outcome, the Company continues to show outstanding debenture as non-current and does not consider non-payment as event of default based on legal opinion obtained by the company to this effect.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone financial statements of the current period. These matters were addressed in the context of our audit of the Standalone financial statements as a whole, and in forming our opinion thereon, we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report:



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Sr No	Key Audit Matter	Auditor's Response
1.	<p>Assessing the carrying value of inventory</p> <p>Refer note 7 (a) and 7 (b) of notes to standalone Financial Statements.</p> <p>The Company's inventory comprises of ongoing and completed real estate projects and developments rights.</p> <p>As at March 31, 2025 the carrying value of inventories amounts to Rs. 12,086.16 lacs.</p> <p>The inventories are carried at lower of the cost and net realizable value (NRV). The determination of NRV involves estimates based on prevailing market condition, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.</p>	<p>Our Audit procedures / testing includes amongst others,</p> <ul style="list-style-type: none">• We read and evaluated the material accounting policy information and disclosures made in the financial statements with respect to inventories.• We understood and reviewed the management process and methodology of using key assumption for determining the NRV of the inventories.• We have tested the NRV of the the inventories to its carrying value in books on sample basis.• Wherever required, the company has involved specialists to perform the valuations and we have performed the following procedure,<ul style="list-style-type: none">○ We obtained and read the valuation report used by the management for determining NRV.○ We have considered the independence, completeness and objectivity of the specialist involved in determination of valuation.
2	<p>Assessing the carrying value of investment in subsidiary</p> <p>Refer note 4 (i) (a) Notes to Standalone Financial Statements</p> <p>The carrying amount of the investment in subsidiaries held at cost less impairment loss (if any).</p> <p>As at March 31, 2025 the carrying value of investment is Rs 8,818.44 lacs</p>	<p>Our audit procedure to assess recoverability included the following :</p> <ul style="list-style-type: none">• Comparing the carrying value of Investment in the company's books, with relevant subsidiaries' audited balance sheet, to identify whether their net asset (being an approximation of their minimum recoverable amount) were in excess of such carrying value.



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Sr No	Key Audit Matter	Auditor's Response
		<ul style="list-style-type: none">Obtained the valuation report of Property used in Computation of net asset by the management for identifying the possible impact of impairment in carrying value of investments.
3	Classification of 600 Series A 14% Redeemable Non-Convertible Debentures Refer note 34 of Notes to Standalone Financial Statements	<p>Our audit procedure included the following:</p> <ul style="list-style-type: none">Obtained opinion of the legal expert to determine if the company has obligation to repay to the lenders within the next operating cycle of the company, where one of the main dispute is about the repayment dates and dispute about restructuring agreement.We have concluded on the basis of the legal opinion that the due date for repayment cannot be determined pending the receipt of orders from the respective courts/NCLAT/Supreme court and thus loan and interest is considered as non-current in financial statement.

Information Other than the Standalone Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the Other Information. The other information comprises the information included in the Board's report including the Directors Report but does not include the Standalone Financial Statements and our Independent Auditors' Report thereon. Our opinion on the Standalone Financial Statements does not cover the Other Information and we do not and will not express any form of assurance or conclusion thereon.

In connection with our audit of the Standalone Financial Statements, our responsibility is to read the Other Information identified above and, in doing so, consider whether the Other Information is materially inconsistent with the Standalone Financial Statements, or our knowledge obtained in the audit, or otherwise appears to be materially misstated.



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If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this Other Information, we are required to report that fact. The Other Information as aforesaid is expected to be made available to us after the date of this Auditor's Report.

Responsibilities of Management and those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, 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 is also responsible for overseeing the Company's financial reporting process.

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

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain



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professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
2. 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.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
4. 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.
5. Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, make it probable that the economic decisions of a reasonably knowledgeable user of the standalone 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 standalone 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



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relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the attached Annexure "A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matter stated in paragraph 2(i)(vi) below relating to reporting under rule 11(g) of the Companies (Audit and Auditors) Rule 2014, as amended.
 - c. The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid Standalone Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e. On the basis of the written representations received from the directors as on 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. Further on account of pending litigation with debenture holders as detailed under note no 34 which is presently sub-judice, the interest and principal is not considered as due and payable to attract dis-qualification under section 164(2) of the Act.



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- f. With reference to maintenance of accounts and other matter therewith, reference is invited to paragraph 2(b) above on reporting under section 143 (3)(b) and paragraph 2(i)(vi) below relating to reporting under rule 11(g) of the Companies (Audit and Auditors) Rule 2014, as amended.
- g. 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, refer to our separate Report 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.
- h. 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: Since Company is a Private Limited Company, the provisions of sec 197 are not applicable to the company.
- i. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements Refer Note 25 to the standalone financial statements,
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were material foreseeable losses,
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv.
 - a. The management has represented that, to the best of their knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity(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.
 - b. The management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person(s) or entity(ies) including foreign entities ("Funding Parties"), with the



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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 such audit procedures considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (iv) (a) & (iv)(b) above contain any material misstatement.
- v. No Dividend has been declared or paid during the year by the company.
- vi. The company has not used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility throughout the year.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 01, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail, as per the statutory requirements for record retention, Since the Company do not use accounting software which have feature of audit trail , the preservation of audit trail for future references will not be possible.

For Nayan Parikh & Co.
Chartered Accountants
Firm Registration No- 107023W



K N Padmanabhan
Partner

M. No. - 036410

Mumbai, Dated: December 05, 2025

UDIN: 25036410BMOJON8383



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ANNEXURE A

(Referred to in para 1 under 'Report on Other Legal and Regulatory requirement' section of our report to the Members of Ecstasy Realty Private Limited of even date).

- (i) a. (A) The Company has generally maintained proper records showing full particulars including quantitative details and situation of its Property, Plant and Equipment.
- (B) The company has generally maintained proper records showing full particulars of intangible assets.
- b. Property, Plant and Equipment have been physically verified by the management at reasonable intervals and no material discrepancies were noticed on such verification.
- c. There is no immovable property forming part of Property Plant and Equipment hence the Clause 3(i)(c) of the Companies (Auditor's Report) Order, 2020 is not applicable to the Company.
- d. The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year. Hence clause 3(i)(d) of the Companies (Auditor's Report) Order, 2020 is not applicable to the Company.
- e. On the basis of information and explanation given, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act,1988 (45 of 1988) and rules made thereunder.
- (ii) (a) Having regard to the nature of inventory comprising of stock of units in completed projects and work in progress of projects under development, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and certification of extent of work completion by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.
- (b) In our opinion and on the basis of examination of books and records and on the basis of information and explanation given to us the Company does not have any sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets which requires filing of Monthly/Quarterly Statement of stock and book debts with the lender hence Clause 3(ii)(b) is not applicable to the Company.



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- (iii) (a) In our opinion and on the basis of examination of books and records and on the basis of information and explanation given to us the Company has made no investments in companies, firms, Limited Liability Partnerships during the year. The Company has provided guarantee or security or granted loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties details of which are given hereunder:

Particulars	Guarantees	Security	Loans (Rs. In lacs)	Advances in nature of loans
Aggregate amount granted /provided during the year	-	-	3.00	-
- Subsidiaries	-	-	3.00	-
- Joint Ventures	-	-	-	-
- Associates	-	-	-	-
- Others	-	-	-	-
Balance outstanding as at balance sheet date in respect of such cases				
- Subsidiaries	-	-	3.00	-
- Joint Ventures	-	-	-	-
- Associates	-	-	-	-
- Others	-	-	-	-

(b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the company has not made any investments, provided guarantees, given security. In respect of aforesaid loan the terms and conditions of the grant of loan are not prejudicial to the company's interest.

(c) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that in respect of the loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest have not been stipulated. We are therefore unable to comment on the regularity of repayment of principal and interest.

(d) According to the information and explanations given to us and based on the audit procedures performed by us, in the absence of stipulation of repayment



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schedule we are unable to comment if any amount is overdue for more than ninety days.

(e) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that no 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 party.

(f) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment, except as under:

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans - Repayable on demand (A) - Agreement does not specify any terms or period of repayment (B)	Rs. 36.00 lacs	-	Rs. 36.00 lacs
Total (A+B)	Rs. 36.00 lacs	-	Rs. 36.00 lacs
Percentage of loans/ advances in nature of loans to the total loans	100%	-	

- (iv) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 with respect of loans given, investment made, guarantees and security given.
- (v) The Company has not accepted deposits from the public or amounts that are deemed to be deposits pursuant to sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and rules framed thereunder. As informed to us, there is no order that has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other tribunal in respect of the said sections.
- (vi) The Company is not required to maintain cost records under section 148(1) of the Companies act 2013 hence Clause 3(vi) of the Companies (Auditors Report)



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Order 2020 is not applicable to the Company.

- (vii) (a) The Company has been generally regular in depositing undisputed statutory dues including Goods and Services Act, Provident fund, Employees State Insurance, Income Tax, Sales Tax, Service Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other statutory dues to the appropriate authorities during the year. According to the information and explanations given to us, no undisputed amount payable in respect of the aforesaid dues were outstanding as at March 31, 2025 for a period of more than six months from the date they became payable except as given below

Name of statute	Nature of dues	Amount (Rs in lacs)	Period to which the amount relates
Income tax	Tax	4.12	AY 2015-16
	Total	4.12	

(b) According to the information and explanations given to us, there are no statutory dues referred to in sub-clause (a) which have not been deposited on account of any dispute except as given below:

Name of statute	Nature of dues	Amount (Rs in lacs)	Period to which the amount relates	Forum where dispute is pending
Service Tax	Tax and Penalty	551.44	2017-18	CESTAT
	Total	551.44		

- (viii) According to the information and explanations given to us and to the best of our knowledge and belief there are no transactions that were not recorded in the books of account, and which has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (ix) According to the information and explanations given to us and as detailed in note no 34 of the financial statements on account of pending litigation with the lenders and basis the legal opinion obtained by the Company the due date for repayment of borrowing, including interest, to Debenture holders is currently not determinable and thus the same is not accrued and due and hence we are of the opinion that the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared wilful



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defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, the company has not obtained any money by way of term loans during the year.

(d) According to the information and explanations given to us, and the audit procedures performed by us, and on an overall examination of the financial statements of the company, we report that funds raised on short-term basis to the extent of Rs 2451.25 Lakhs have been used for long-term purposes by the company.

(e) According to the information and explanations given to us and on an overall examination of the financial statements of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary.

(f) According to the information and explanations given to us and audit procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiary company.

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

(b) According to the information and explanations given to us and based on the audit procedures performed we report that the Company has not made any preferential allotment / private placement of shares / fully / partly / optionally convertible debentures during the year under review.

(xi) (a) According to the information and explanations given to us and to the best of our knowledge and belief no fraud by the Company or any fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed by us in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government and hence clause 3(xi)(b) of the Companies (Auditors Report) Order 2020 is not applicable to the company.

(c) According to the information and explanations given to us and to the best of our knowledge and belief no whistle-blower complaints have been received during the year by the company.

(xii) The Company is not a Nidhi Company and hence clauses 3(xii)(a), 3(xii) (b) and 3(xii)(c) of the Companies (Auditors Report) Order 2020 is not applicable to the Company.

(xiii) Provision of section 177 are not applicable to the Company. All transactions with the related parties are in compliance with sections 188 of the Companies Act,



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2013 in so far as our examination of the proceedings of the meetings of the Board of Directors are concerned. The details of related party transactions have been disclosed in the Financial Statements as required by the applicable Accounting Standards.

- (xiv) (a) Though the company is required to have an internal audit u/s 138 of the Companies Act, 2013, it does not have a separate Internal Audit established during the year. Since internal audit reports were not available sub-clause 3(xiv)(b) of the Companies (Auditors Report) Order, 2020 is not applicable in the case of the company.
- (xv) According to the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with its directors or persons connected with its directors.
- (xvi) (a) The nature of business and the activities of the Company are such that the Company is not required to obtain registration under section 45-IA of the Reserve Bank of India Act 1934 and hence sub-clause 3(xvi)(a), 3(xvi)(b) and 3(xvi)(c) of the Companies (Auditors Report) Order, 2020 is not applicable to the company
- (d) According to the information and explanations given to us, in our opinion during the year, the Group does not have any CICs as part of the Group.
- (xvii) On an examination of the Statement of Profit and Loss account, we are of the opinion that the Company has incurred cash losses of Rs. 6960.78 Lacs in current financial year and Rs 7,301.63 Lacs in the immediate preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly clause (3)(xviii) Companies (Auditors Report) Order 2020 is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the



NAYAN PARIKH & CO.

(REGISTERED)

CHARTERED ACCOUNTANTS

OFFICE NO. 9, 2ND FLOOR, JAIN CHAMBERS, 577, S.V. ROAD, BANDRA (WEST), MUMBAI 400050, INDIA.

PHONE : (91-22) 2640 0358, 2640 0359

balance sheet date, will get discharged by the company as and when they fall due.

- (xx) The Company is not required to spend towards Corporate Social Responsibility (CSR) for the year under audit and hence sub-clauses (3)(xx)(a) and 3(xx)(b) of The Companies (Auditors Report) Order 2020 is not applicable to the Company.

For Nayan Parikh & Co.
Chartered Accountants
Firm Registration No - 107023W



K N Padmanabhan

Partner

M. No. - 036410

Mumbai, Dated: December 05, 2025

UDIN: 25036410BMUJON8383



NAYAN PARIKH & CO.

(REGISTERED)

CHARTERED ACCOUNTANTS

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Annexure - B to the Auditors' Report

(Referred to in para 2(f) under 'Report on Other Legal and Regulatory requirement' section of our report to the Members of Ecstasy Realty Private Limited of even date).

Report on the Internal Financial Controls with reference to Standalone Financial Statements 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 Standalone Financial Statements of Ecstasy Realty Private Limited ("the Company") as of March 31, 2025 in conjunction with our audit of the Standalone Financial Statement 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'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls 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 adequacy of the internal financial controls system with reference to Financial Statements and their operating



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effectiveness. Our audit of internal financial controls with reference to Standalone 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 judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls 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 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 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 adequate internal financial controls system with reference to standalone Financial Statements and such internal financial controls with reference to financial statements were operating effectively as at March 31,



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(REGISTERED)

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2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Nayan Parikh & Co.
Chartered Accountants
Firm Registration No- 107023W



K N Padmanabhan
Partner

M. No. - 036410

Mumbai, Dated: December 05, 2025

UDIN: 25036410BMUJON 8383



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Standalone Balance Sheet as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

Particulars	Note No.	March 31, 2025	March 31, 2024
ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment	2	32.03	34.91
(b) Right of Use Asset-Leases	3	-	-
(c) Financial assets	4		
(i) Investments	4.1	8,818.44	8,818.44
(ii) Trade Receivables	4.2	-	-
(iii) Loans	4.3	36.00	33.00
(iv) Other financial assets	4.4	94.80	87.34
(c) Deferred tax assets (net)	5	26.96	32.93
(d) Other non-current assets	6	269.05	350.12
		9,277.28	9,356.74
(2) Current assets			
(a) Inventories	7	12,086.16	12,086.16
(b) Financial assets			
(i) Trade Receivables	4.2	516.63	1,460.53
(ii) Cash and cash equivalents	8.1	0.82	68.59
(iii) Bank balances other than (ii) above	8.1	18.28	18.28
(iv) Loans	4.3	-	-
(v) Other financial assets	4.4	44.98	50.93
(c) Other current assets	6	211.17	289.71
		12,878.04	13,974.20
Total Assets		22,155.32	23,330.94
EQUITY & LIABILITIES			
Equity			
(a) Equity share capital	9	90.00	90.00
(b) Other equity	10	(64,914.94)	(57,951.02)
		(64,824.94)	(57,861.02)
Liabilities			
(1) Non-current liabilities			
(a) Financial liabilities	11		
(i) Borrowings	11.1	48,162.63	48,162.63
(ii) Other financial liabilities	11.2	23,479.28	15,652.85
(b) Provisions	12	9.06	13.68
		71,650.97	63,829.16
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	13	10,630.76	11,146.26
(ii) Trade payables			
- Dues of Micro and Small Enterprise	14	-	-
- Dues of Other than Micro and Small Enterprise	14	152.96	201.36
(iii) Other financial liabilities	11.2	1,744.90	3,684.87
(b) Other current liabilities	15	2,796.45	2,326.01
(c) Provisions	12	4.22	4.30
(d) Current tax liabilities (net)		-	-
		15,329.30	17,362.80
Total Equity and Liabilities		22,155.32	23,330.94

The accompanying notes form an integral part of the standalone financial statements

As per our report of even date attached.

For Nayan Parikh & Co.
Chartered Accountants
FRN. 107023W

K. N. Padmanabhan

K N Padmanabhan
Partner
M.No. 036410

Mumbai

05 DEC 2025



For and on behalf of the Board of Directors

Shobhit J. Rajan

Shobhit J. Rajan
Director
DIN: 00013006

Pulin Bole

Pulin Bole
Director
DIN: 02138143

Rajkumar Gupta

Rajkumar Gupta
Chief Financial Officer

ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Standalone Statement of Profit and Loss for the Year Ended March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

Particulars	Note No.	2024-25	2023-24
I) INCOME:			
I Revenue from operations (gross)	16	239.98	6,930.06
II Other income	17	1,451.95	17.38
Total income (I+ II+III)		1,691.93	6,947.44
II) EXPENSES:			
Cost of flats / land sold	18	-	4,699.24
Employee Benefit Expenses	19	30.71	67.09
Finance costs	20	7,964.73	9,055.59
Depreciation & amortization	21	2.88	4.24
Other expenses	22	657.27	423.04
Total expenses (II)		8,655.59	14,249.20
III) Profit before exceptional items and Tax (I-II)		(6,963.66)	(7,301.76)
IV) Exceptional Item		-	-
V) Profit Before Tax (III-IV)		(6,963.66)	(7,301.76)
VI) Tax expense	23	5.97	2.53
1. Current tax		-	-
2. Short/ (excess) provision of income tax		-	4.12
3. Deferred tax liability / (asset)		5.97	(1.59)
VII) Profit after tax (V - VI)		(6,969.63)	(7,304.29)
VIII) Other comprehensive income			
<i>Items that will not be reclassified subsequently to profit or loss</i>			
Remeasurement of the net defined benefit liability / asset		5.72	0.86
Total other comprehensive income, net of tax (VIII)		5.72	0.86
IX) Total comprehensive income for the year (VII + VIII)		(6,963.91)	(7,303.43)
Earnings per equity share :			
Face value per share (Rs.)	24	100.00	100.00
Basic & Diluted (Rs.)		(7,744.03)	(8,115.88)

The accompanying notes form an integral part of the standalone financial statements

As per our report of even date attached.

For Nayan Parikh & Co.
Chartered Accountants
FRN. 107023W



K N Padmanabhan
Partner
M.No. 036410

Mumbai

05 DEC 2025



For and on behalf of the Board of Directors



Shobhit J. Rajan
Director
DIN: 00013006

Pulin Bole
Director
DIN: 02138143



Raj Kumar Gupta
Chief Financial Officer

ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Standalone Cash Flow Statement for the year ended March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

	2024-25	2023-24
A Cash Flow From Operating Activities		
Net Profit / (loss) before tax	(6,963.66)	(7,301.76)
Adjustments for:		
Interest on Income tax Refund	(3.62)	(5.23)
Depreciation / Amortisation	2.88	4.24
Interest Income	(8.77)	(7.39)
Interest Expense	7,964.07	9,014.35
Sundry Balance written off	185.83	0.55
Sundry Balances Written Back	(1,436.94)	(2.08)
	6,703.45	9,004.44
Operating profit before working capital changes	(260.21)	1,702.68
(Increase) / Decrease in Inventory	-	4,699.24
(Increase) / Decrease in Trade Receivables	758.08	(117.63)
(Increase) / Decrease in Financial Assets	13.10	(14.15)
(Increase) / Decrease in Non Financial Assets	75.53	7.77
Increase / (Decrease) in Financial Liabilities	(563.82)	15.67
Increase / (Decrease) in Non-Financial Liabilities	470.44	(16.80)
Increase / (Decrease) in Provisions	1.02	6.84
	754.35	4,580.94
Cash Generated from Operations	494.14	6,283.62
Taxes (Paid)/ Refund	84.07	52.77
Net Cash from Operating Activities	578.21	6,336.39
B Cash Flow From Investing Activities		
Purchase of Property Plant and Equipment	-	0.01
(Increase)/Decrease in Margin Deposit	(14.17)	(3.10)
Movement in Other Bank Balances	-	52.18
Interest Income	8.93	9.50
Net Cash From Investing Activities	(5.24)	58.59
C Cash Flow From Financing Activities		
Net Proceeds/(repayment) from short term borrowings	(515.50)	(776.64)
Repayment of long term borrowings	-	(4,709.11)
Other Interest Paid	(125.24)	(870.56)
Net Cash Used In Financing Activities	(640.74)	(6,356.31)
Net (Decrease) / Increase in Cash or Cash Equivalents	(67.77)	38.67
Cash and Cash Equivalents at the beginning of the year	68.59	29.92
Cash and Cash Equivalents at end of year	0.82	68.59
	(67.77)	38.67
Component of Cash & Cash Equivalents		
Cash on hand	0.20	0.20
Fixed Deposit	-	-
Balance in current account with Scheduled Banks	0.62	68.39
	0.82	68.59

The accompanying notes form an integral part of the standalone financial statements.

As per our report of even date attached.

For Nayan Parikh & Co.

Chartered Accountants

FRN. 107023W

K N Padmanabhan

K N Padmanabhan
Partner
M.No. 036410



Mumbai,

05 DEC 2025

For and on behalf of the Board of Directors

Shobhit J. Rajan

Shobhit J. Rajan
Director
DIN: 00013006

Pulin Bole

Pulin Bole
Director
DIN: 02138143

RajKumar Gupta

RajKumar Gupta
Chief Financial Officer

ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Statement of Changes in Equity
(All figures are Rupees in lakhs unless otherwise stated)

A Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	Amount	Number	Amount
Equity shares of INR 100 each issued, subscribed and fully paid				
Balance at the beginning of the reporting period	90,000	90.00	90,000	90.00
Issued during the reporting period	-	-	-	-
Balance as the end of the reporting period	90,000	90.00	90,000	90.00

B Other Equity Particulars	Retained Earnings	Total
Balance as at 1 April 2023	(50,647.60)	(50,647.60)
Profit/(Loss) for the year	(7,304.29)	(7,304.29)
Remeasurement loss on defined benefit plans	0.86	0.86
Balance as at 31st March 2024	(57,951.03)	(57,951.03)
Profit/(Loss) for the year	(6,969.63)	(6,969.63)
Remeasurement loss on defined benefit plans	5.72	5.72
Balance as at 31st March 2025	(64,914.94)	(64,914.94)

The accompanying notes form an integral part of the financial statements.

As per our report of even date attached.
For Nayan Parikh & Co.
Chartered Accountants
FRN. 107023W

K N Padmanabhan

K N Padmanabhan
Partner
M.No. 036410

Mumbai,

05 DEC 2025



For and on behalf of the Board of Directors

Shobhit J. Rajan

Shobhit J. Rajan
Director
DIN: 00013006

Pulin Bole

Pulin Bole
Director
DIN: 02138143

Rajkumar Gupta

Rajkumar Gupta
Chief Financial Officer

Note 1 - Material Accounting Policy Information and Other Related Notes

A Corporate profile

Ecstasy Realty Private Limited is a debt listed Company engaged in the business of real estate development registered under the Companies Act, 1956. The Company has a project of Immovable Properties situated at Village Ambivali, Taluka Andheri. The project comprises of Phase I and Phase II. The Phase I building is completed during the financial year 2018-2019 and has received the partial occupancy certificate on December 26, 2018.

The financial statements are approved for issue by the Company's Board of Directors on December 05, 2025

Statement of Compliances

The financial statements comply in all material aspects with the Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Companies Act, 2013 ("the Act"), the Companies Accounting Standard Rules, 2015 as amended, and other relevant provisions of the Act.

B Recent Pronouncements

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

C Basis of preparation

The Financial Statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Companies Act, 2014 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016.

The standalone financial statements are presented in INR and all values are rounded to the nearest lacs, except otherwise stated.

Accounting policies have been 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 classification of assets and liabilities of the Company is done into current and non-current based on the operating cycle of the business of the Company. The operating cycle of the business of the Company is less than twelve months and therefore all current and non-current classifications are done based on the status of realisability and expected settlement of the respective asset and liability within a period of twelve months from the reporting date as required by Schedule III to the Companies Act, 2013.

D Significant Judgements, Estimates and Assumptions

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of financial statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of circumstances surrounding the estimates. Changes in estimates are reflected in the financial statement in the period in which changes are made and if material, their effects are disclosed in the notes to the financial statements.

The financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosures of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Judgements

In the process of applying the company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the separate financial statements.

Taxes

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

Defined benefit plans (gratuity benefits)

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The underlying bonds are further reviewed for quality. Those having excessive credit spreads are excluded from the analysis of bonds on which the discount rate is based, on the basis that they do not represent high quality corporate bonds.

E Material accounting policy information

The operating cycle of the business of the Company is twelve months from the reporting date as required by Schedule III to the Companies Act, 2013.

1 Current and non-current classification

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

An asset is current when :

- It is expected to be realised or intended to be sold or consumed in normal operating cycle or
- It is held primarily for the purpose of trading or
- It is expected to be realised within twelve months after the reporting period, or
- It is 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 or
 - It is held primarily for the purpose of trading or
 - 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
- The Company classifies all other liabilities as non-current.

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

2 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable. To recognise revenues, the Company applies the following five step approach

- (1) identify the contract with a customer,
- (2) Identify the performance obligations in the contract,
- (3) determine the transaction price,
- (4) allocate the transaction price to the performance obligations in the contract.
- (5) recognize revenues when a performance obligation is satisfied

i Sale of properties

Revenue from finished properties is recognised upon transfer of control of promised properties to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those properties.

Revenue is recognised from sale of flats either over time or at a point in time depending upon the agreement for sale of property and reasonable transfer of control.

The Company uses judgement to determine an appropriate standalone selling price for a performance obligation. The Company allocates the transaction price to each performance obligation on the basis of the relative standalone selling price of each distinct product or service promised in the contract.

Contract Asset is termed as Unbilled Revenue and Contract Liability is termed as Advance from Customers.

ii Interest income:

For all financial instruments measured at amortised cost, interest income is measured using the Effective Interest Rate (EIR), which is the rate that exactly discounts the estimated future cash flows through the contracted or expected life of the financial instrument, as appropriate, to the net carrying amount of the financial asset.

iii Dividend income

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

3 Property, Plant and Equipment (PPE)

- i Property, Plant and Equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Cost comprises of purchase price inclusive of taxes, commissioning expenses, etc. upto the date the asset is ready for its intended use.
- ii Significant spares which have a usage period in excess of one year are also considered as part of Property, Plant and Equipment and are depreciated over their useful life.
- iii Borrowing costs on Property, Plant and Equipment's are capitalised when the relevant recognition criteria specified in Ind AS 23 Borrowing Costs is met.
- iv Decommissioning costs, if any, on Property, Plant and Equipment are estimated at their present value and capitalised as part of such assets.
- v Depreciation on all assets of the Company is charged on Written down value over the useful life of assets at the rates and in the manner provided in Schedule II of the Companies Act 2013 for the proportionate period of use during the year. Depreciation on assets purchased /installed during the year is calculated on a pro-rata basis from the date of such purchase /installation.

Asset category	Estimated useful life (Years)
Office equipment	5 years
Computer equipment	3 years
Furniture and fixtures	10 years
Vehicles	8 years

- vi An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition 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 asset is derecognised.
- vii The residual values and useful lives of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

4 Borrowing costs

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 capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.



5 Impairment

Assets with an indefinite useful life and goodwill are not amortized/ depreciated and are tested annually for impairment. Assets subject to amortization/depreciation are tested for impairment provided that an event or change in circumstances indicates that their carrying amount might not be recoverable. An impairment loss is recognized in the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher between an asset's fair value less sale costs and value in use. For the purposes of assessing impairment, assets are grouped together at the lowest level for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill for which impairment losses have been recognized are tested at each balance sheet date in the event that the loss has reversed.

6 Equity investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by instrument basis. The classification is made on initial recognition and is irrevocable. If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to statement of profit and loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity. Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

Investment in subsidiaries are carried at Cost in Separate Financial Statement less impairment if any.

Current investments

Current Investments :-Investments that are readily realisable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments.

Current investments: are carried at fair value with the changes in fair value taken through the statement of Profit and Loss.

7 Inventory/stock in trade/construction work in progress

i Raw material

Inventory is valued at lower of cost and net realizable value.

ii Construction work in progress/ land and development account

Work in progress or Land and Development Account consists of all direct and indirect costs related to the construction on the project including Land, Material, Labour, Overheads and borrowing Cost and is carried in the Balance Sheet at Cost till the project is completed. Proportionate costs of properties where revenue is recognized on the percentage of completion is charged to Statement of Profit & Loss.

Administrative and Marketing expenses and Depreciation on assets not related directly to the construction activity is treated as a period cost and charged to the Statement of Profit & Loss.

iii Finished unsold properties

Unsold finished properties are valued at lower of cost (which includes all direct and indirect costs of construction of the properties including land, materials, labour and other construction overhead) and net realizable value.

8 Taxes

i) 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 in the country. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

ii) Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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.

For items recognised in OCI or equity, deferred / current tax is also recognised in OCI or equity.

9 Earnings per share

Earnings per share is calculated by dividing the net profit or loss before OCI for the year by the weighted average number of equity shares outstanding during the period. For the purpose of calculating diluted earnings per share, the net profit or loss before OCI 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.

10 Provisions, Contingent Liabilities and Contingent Assets

i) Provisions

The Company recognizes a provision when: it has a present legal or constructive obligation as a result of past events; it is likely that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognized for future operating losses.



ii) **Contingent liabilities and contingent assets**

A contingent liability recognised in a business combination is initially measured at its fair value. Subsequently, it is measured at the higher of the amount that would be recognised in accordance with the requirements for provisions above or the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with the requirements for revenue recognition.

A contingent assets is not recognised unless it becomes virtually certain that an inflow of economic benefits will arise. When an inflow of economic benefits is probable, contingent assets are disclosed in the financial statements. Contingent liabilities and contingent assets are reviewed at each balance sheet date.

iii) **Onerous contracts**

A provision for onerous contracts is measured at the present value of the lower expected costs of terminating the contract and the expected cost of continuing with the contract. Before a provision is established, the Company recognizes impairment on the assets with the contract.

11 Employee Benefits

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The company recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service.

Gratuity, a defined benefit obligation is provided on the basis of an actuarial valuation made at the end of each year/period on projected Unit Credit Method.

The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in profit or loss on the earlier of:

- ▶ The date of the plan amendment or curtailment, and
- ▶ The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset.

Termination Benefits

Termination benefits are payable as a result of the company's decision to terminate employment before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The company recognizes these benefits when it has demonstrably undertaken to terminate current employees' employment in accordance with a formal detailed plan that cannot be withdrawn, or to provide severance indemnities as a result of an offer made to encourage voluntary redundancy. Benefits that will not be paid within 12 months of the balance sheet date are discounted to their present value.

12 Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits in banks and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within bank borrowings in current liabilities on the balance sheet.

13 Fair Value Measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

The principal or the most advantageous market must be accessible 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.

14 Financial instruments

Financial Assets & Financial Liabilities

Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

Non-derivative financial instruments

Subsequent measurement

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.

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The Company has made an irrevocable election for its investments which are classified as equity instruments to present the subsequent changes in fair value in other comprehensive income based on its business model. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.



Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

15 Leases

Effective April 1, 2019, the Company has adopted Ind AS 116 "Leases" using the modified retrospective approach as per para C5(b) read along with para C8 of Appendix C, under which the lessee shall;

- (i) recognise lease liability at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate at the date of initial application.
- (ii) recognise a right-of-use asset at the date of initial application for leases previously classified as an operating lease applying Ind AS 17. The lessee shall choose, on a lease-by-lease basis, to measure that right-of-use asset at either ;
 - its carrying amount as if the Standard had been applied since the commencement date, but discounted using the lessee's incremental borrowing rate at the date of initial application; or
 - an amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to that lease recognised the balance sheet immediately before the date of initial application.

The Company, as a lessee, recognizes a right-of-use asset and a lease liability for its leasing arrangements, if the contract conveys the right to control the use of an identified asset.

The contract conveys the right to control the use of an identified asset, if it involves the use of an identified asset and the Company has substantially all of the economic benefits from use of the asset and has right to direct the use of the identified asset. The cost of the right-of-use asset shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate.

For short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the lease term.

16 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development"

17 Cash flow statement

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



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Notes to Standalone financial statements as at March 31,2025
(All figures are Rupees in lakhs unless otherwise stated)

2 Property, plant and equipment

Particulars	Computer	Motor car	Office equipment	Furniture	Total
Gross block					
As at 01st April 2023	0.84	254.73	1.65	24.26	281.48
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31st March 2024	0.84	254.73	1.65	24.26	281.48
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31st March 2025	0.84	254.73	1.65	24.26	281.48
Depreciation					
As at 01st April 2023	0.34	220.68	0.84	20.47	242.32
Charge for the year	0.11	4.13	-	-	4.24
Disposals	-	-	-	-	-
As at 31st March 2024	0.45	224.81	0.84	20.47	246.57
Charge for the year	0.04	2.84	-	-	2.88
Disposals	-	-	-	-	-
As at 31st March 2025	0.49	227.65	0.84	20.47	249.45
Net block					
As at 31st March 2024	0.39	29.92	0.81	3.80	34.91
As at 31st March 2025	0.35	27.08	0.81	3.80	32.03

- i) The Company has carried out the exercise of assessment of any indications of impairment to its property, plant and equipments as on the Balance Sheet date. Pursuant to such exercise it is determined that there has been no impairment to its Property Plant and Equipment during the year.
- ii) There are no changes proposed to the previously assessed residual useful life of the assets.



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

4 Financial assets

4.1 Investments

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non-current		Current	
A Investments in subsidiaries (at cost)				
i) Equity instrument of subsidiaries-wholly-owned	8,818.44	8,818.44		
Total	8,818.44	8,818.44		

I Details of investments

Particulars	Face value	As at Mar-25		As at Mar-24	
	In Rs.	Nos	Amount	Nos	Amount
A Unquoted					
i) In wholly-owned subsidiary company					
Maharashtra Eco Green Private Limited	10	6,29,35,100	8,818.44	6,29,35,100	8,818.44
Total			8,818.44		8,818.44

a The management has reviewed the possible impact of impairment on the carrying value of Investments in its subsidiary and based on the Valuation report dated 29th October 2023 has concluded that there will be no impairment in the carrying value of Investments considering the value of the underlying assets covered by the aforesaid valuation.

4.2 Trade Receivables

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non-current		Current	
(i) Receivable from Flat Owners	-	-	516.63	1,460.53
Total	-	-	516.63	1,460.53

As at March 31, 2025

Ageing as per Transaction date

Range of O/s period	Undisputed			Total
	Considered Good	Significant increase in credit risk	credit impaired	
Unbilled	-	-	-	-
Not Due	-	-	-	-
less than 6 months	-	-	-	-
6 months - 1 year	38.86	-	-	38.86
1-2 year	304.45	-	-	304.45
2-3 year	28.10	-	-	28.10
> 3 years	145.22	-	-	145.22
Total	516.63	-	-	516.63

As at March 31, 2024

Range of O/s period	Undisputed			Total
	Considered Good	Significant increase in credit risk	credit impaired	
Unbilled	-	-	-	-
Not Due	-	-	-	-
less than 6 months	331.51	-	-	331.51
6 months - 1 year	41.22	-	-	41.22
1-2 year	70.32	-	-	70.32
2-3 year	67.04	-	-	67.04
> 3 years	950.44	-	-	950.44
Total	1,460.53	-	-	1,460.53

A Expected Credit Loss:

Trade receivables and unbilled revenue are unsecured and are derived from revenue earned from customers primarily located in India. Periodically, the Company evaluates all customer dues to the Company for collectability. The need for impairment is assessed based on various factors including collectability of specific dues, risk perceptions of the industry in which the customers operates, general economic factors, which could affect the customer's ability to settle. An impairment analysis is performed at each reporting date on invoice wise receivable balances. The Life time credit loss write off during the year arises more out of the disputes or charges rather than credit impairment.

Since the Company calculates impairment under the simplified approach the Company does not track the changes in credit risk of trade receivables the impairment amount represents lifetime expected credit loss. Hence the additional disclosures in trade receivables for changes in credit risk and credit impaired trade receivable are not disclosed.



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

4.3 Loans (at amortised cost)

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non-current		Current	
<i>Unsecured, considered good unless otherwise stated</i>				
Loan to related parties - subsidiaries	36.00	33.00	-	-
Total	36.00	33.00	-	-

a) The break-up of Intercompany loans granted by the Company to related parties is as under :

Company name	As at Mar-25	As at Mar-24
Maharashtra Eco Green Private Limited	36.00	33.00
Total	36.00	33.00

b) **Loans and Advances to Promoters, Directors, KMP's and Related Parties.**

Loans or Advances in the nature of loans granted to promoters, Directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are without specifying any terms or period of repayment:

Type of Borrower	As at Mar-25		As at Mar-24	
	Outstanding Loan	% to (A)	Outstanding Loan	% to (A)
Promoters	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related Parties	36.00	100.00	33.00	100.00
Total Loans and Advances to Promoter, Director, KMP and Related parties	36.00		33.00	
Total Loans and Advances in the nature of Loan and Advances (A)	36.00		33.00	

4.4 Other Financial Assets (at amortized cost)

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non-current		Current	
i) Security Deposit	4.76	11.90	-	-
ii) Other Deposit	0.42	-	-	-
ii) Interest accrued receivable				
Related Party	-	-	13.44	9.86
Others	-	-	15.09	15.21
iii) Receivable from Customer	-	-	7.57	17.12
iv) Other Receivable from Related Party	-	-	0.94	0.80
v) Other Receivable	-	-	7.94	7.94
vi) Fixed deposit having remaining maturity more than 12 months*	89.62	75.44	-	-
Total	94.80	87.34	44.98	50.93

* Fixed Deposit of Rs. 51.96 Lacs (P.Y. Rs 51.96 Lacs) is Marked as lien against the issuance of Bank Guarantee.

The break-up of Interest accrued receivable from related parties is as under :

Company name	As at Mar-25	As at Mar-24
Maharashtra Eco Green Private Limited	13.44	9.86
Total	13.44	9.86

The break-up of other receivable from related parties is as under :

Company name	As at Mar-25	As at Mar-24
Variagate Real Estate Pvt. Ltd.	0.60	0.65
Earth First Agro Pvt. Ltd.	0.34	0.14

5 Deferred tax asset (net)

Particular	As at Mar-25	As at Mar-24
Deferred tax asset on account of :		
i) Depreciation due to timing difference	24.58	29.33
iii) Employee benefits	2.38	3.60
Total	26.96	32.93



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

6 Other assets

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non-current		Current	
i) Advance to suppliers	-	-	18.22	30.38
ii) Advance against purchase of property/development rights				
Considered good	226.50	223.50	-	-
Considered doubtful	3,180.00	3,180.00	-	-
Less: Provision for Impairment	(3,180.00)	(3,180.00)	-	-
iii) Prepaid tax (net of provision)	21.87	105.94	-	-
iv) Prepaid expenses	-	-	1.12	1.10
v) Balances with Tax Authorities	-	-	189.43	252.97
vi) Staff Advance	-	-	2.40	5.26
vii) Prepaid upfront fees	-	-	-	-
viii) Duty paid under Protest	20.68	20.68	-	-
Total	269.05	350.12	211.17	289.71

7 Inventories

Particular	As at Mar-25	As at Mar-24
	Current	
i) Land held for development	455.51	455.51
ii) Versova land and development account	4,949.73	4,949.73
iii) Completed Unsold Flats	6,680.92	6,680.92
Total	12,086.16	12,086.16

a) Versova Land and Development Account is valued at cost. Cost includes cost of land, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company

b) The management has reviewed the status of unsold flats and concluded that based on the Valuation report dated 11th April 2020 and the subsequent sale made by the Company and there will be no impairment in the carrying value of the unsold flat inventory.

8 Financial assets

8.1 Cash and bank balances

Particular	As at Mar-25	As at Mar-24
	Current	
A Cash and cash equivalents		
i) Balances with banks	0.62	68.39
iii) Cash on hand	0.20	0.20
Total (A)	0.82	68.59
B Other bank balances		
i) Balances in escrow account (Refer note a)	17.40	17.40
ii) Fixed Deposits with bank	0.89	0.89
Total (B)	18.28	18.28
Grand Total (A+B)	19.10	86.87

a) Balance in Escrow account is kept with HDFC Bank Limited. Lien is marked on the same in compliance with the term loan conditions.

9 Equity Share capital

Particular	As at Mar-25	As at Mar-24
i) Authorised shares :		
March 31, 2025: 99,000 equity shares of Rs 100/- each	99.00	99.00
March 31, 2024: 99,000 equity shares of Rs 100/- each		
March 31, 2025: 1,000 preference shares of Rs 100/- each	1.00	1.00
March 31, 2024: 1,000 preference shares of Rs 100/- each		
Total	100.00	100.00
ii) Issued and subscribed and paid up shares :		
March 31, 2025: 90,000 equity shares of Rs 100/- each	90.00	90.00
March 31, 2024: 90,000 equity shares of Rs 100/- each		
Total	90.00	90.00
Total paid-up share capital	90.00	90.00

a) Reconciliation of the equity shares outstanding at the beginning and at the end of the period

Particular	As at Mar-25	As at Mar-25	As at Mar-24	As at Mar-24
	Number	Amount	Number	Amount
Balance at the beginning of the period	90,000.00	90.00	90,000.00	90.00
Issued during the period	-	-	-	-
Balance at the end of the period	90,000.00	90.00	90,000.00	90.00



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

- d) **Moratorium Availed during the year 2020-21**
The Company has availed moratorium from the Debenture Trustee for payment of Interest for the Quarter ended June 30,2020 which gives relaxation for payment of interest to the Lender and hence aforesaid moratorium period is excluded for calculation of default by the company.
The Interest for the moratorium period is required to be paid alongwith the Principal repayment which is as per letter dated November 02,2020 from Debenture Trustee , thus the amount of Rs 2430.82 lakhs is added to carrying value of Debenture as at March 31, 2021.
- e) In accordance with section 71(4) of The Companies Act, 2013, the Company has not created debenture redemption reserve due to inadequate profits.
- f) Refer Note no. 34 for classification of debentures.

iv) **16.25% Redeemable Non-Convertible Debentures**

1520 Series -Unlisted Unrated Non Convertible Debentures of Rs. 10,00,000/- each fully paid up

a) **Security :**

i) First Mortgage and Charge on all the title interest benefits entitlements over the units totally admeasuring 93,477 sq. ft. saleable area in the project, in the form and manner acceptable to the debenture trustee save and except the sold units, however the balance receivables from the sold units shall at all times forms part of the security.

ii) First charge over the receivables arising out of the sale of unsold units and units sold and the escrow Account, collection accounts and all other accounts, by whatsoever named called, in which the monies arising out of the project and mortgaged Properties are deposited together with all monies lying in the Escrow Account from time to time.

b) **Guarantees:**

Irrevocable and unconditional Personal Guarantee of Mr. Shobhit J. Rajan.

c) **Repayment :**

The tenure of the Debenture issue with respect to each series of NCDs shall be 24 months from the date of first disbursement i.e. 25th March 2022.

The issuer shall redeem the Debentures in four installments commencing from the Date of Allotment of NCDs in the following manner :-

The repayment shall start from last day of fifth quarter from the date of Allotment shall be repaid as under:

Month from the allotment date	% of Face value to be the
Last day of fifth quarter from date of allotment	25.00%
Last day of sixth quarter from date of allotment	25.00%
Last day of seventh quarter from date of allotment	25.00%
Last day of eighth quarter from date of allotment	25.00%

v) **Maturity Profile of Borrowings ***

* Refer Note no. 34

- vii) **Registration of Charge -** As at March 31, 2025, the Company has registered all charges duly with the Registrar of Companies in favour of the lenders.
- viii) **Satisfaction of Charge -** There are charges disclosed as outstanding of Rs. 15200 Lacs as at March 31, 2025 in respect of borrowings which have been repaid in the previous year. The Company is not able to satisfy the charge due to on going litigation with lenders as detailed in note 34 .
- ix) The company has not taken any fresh term loans during the year.
- x) The Company is not required to submit stock/book debt statement to the bank for any facilities.

11.2 Other Financial Liabilities (at amortised cost)

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non- Current		Current	
i) Deposit received	-	-	0.06	0.06
ii) Payable for Cancellation of Sale agreement	-	-	-	475.00
iii) Interest accrued				
Bank and Financial institution (Refer note 34)	23,479.28	15,652.85	-	-
Others	-	-	1,704.52	1,692.13
iv) Society Maintenance	-	-	10.42	1,495.73
v) Staff Payable	-	-	20.00	20.00
vi) Book Overdraft	-	-	9.90	-
vii) Other Payable	-	-	-	1.96
Total	23,479.28	15,652.85	1,744.90	3,684.87

12 Provisions

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non- Current		Current	
i) Provision for employee benefits				
Gratuity	9.06	13.68	0.10	0.18
ii) Provision for Income tax	-	-	4.12	4.12
Total	9.06	13.68	4.22	4.30



i) Disclosure in accordance with Ind AS – 19 “Employee Benefits”, of the Companies (Indian Accounting Standards) Rules, 2015.

The company has carried out the actuarial valuation of Gratuity under actuarial principle, in accordance with Ind AS 19 - Employee Benefits.

Gratuity is a defined benefit plan under which employees who have completed five years or more of service are entitled to gratuity on departure from employment at an amount equivalent to 15 days salary (based on last drawn salary) for each completed year of service restricted to Rs 20 lakhs. The Company's gratuity liability is unfunded.

The amount recognised in the balance sheet and the movements in the net defined benefit obligation of Gratuity over the year is as follow:

Particulars	As at Mar-25	As at Mar-24
(a) Reconciliation of opening and closing balances of Defined benefit Obligation		
Defined Benefit obligation at the beginning of the year	13.86	12.00
Current Service Cost	0.82	1.84
Interest Cost	0.96	0.88
Actuarial (Gain) /Loss	(5.72)	(0.86)
Benefits paid	(0.75)	-
Defined Benefit obligation at the year end	9.16	13.86
(b) Reconciliation of opening and closing balances of fair value of plan assets		
Fair Value of plan assets at the beginning of the year	-	-
Expected return on Plan Assets	-	-
Actuarial Gain/ (Loss)	-	-
Employer Contribution	-	-
Benefits Paid	-	-
Fair Value of Plan Assets at the year end	-	-
Actual Return on Plan Assets	-	-
(c) Reconciliation of fair value of assets and obligations		
Fair Value of Plan Assets	-	-
Present value of Defined Benefit obligation	9.16	13.86
Liability recognized in Balance Sheet	9.16	13.86
(d) Expenses recognized during the year (Under the head “ Employees Benefit Expenses)		
Current Service Cost	0.82	1.84
Interest Cost	0.96	0.88
Expected Rate of return on Plan Assets	-	-
Past employees Service	-	-
Actuarial (Gain)/Loss	(5.72)	(0.86)
Net Cost	(3.95)	1.86

ii) Actuarial assumptions	As at Mar-25	As at Mar-24
Mortality Table (LIC)	% of IALM (2012-14) (Mod.) Ult.	
Discount rate (per annum)	6.68%	7.34%
Rate of escalation in salary (per annum)	8.00%	4.00%
Withdrawal rate	1.00%	1.00%
Retirement age	60 years	60 years

The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary.

There is no minimum funding requirement for a gratuity plan in India and there is no compulsion on the part of the company fully or partially pre-fund the liabilities under the plan. Since the liabilities are un funded there is no asset liability matching strategy devised for the plan.

iii) Sensitivity analysis	Discount Rate	Salary Growth Rate
A quantitative Sensitivity analysis for significant assumptions		
Change in assumption		
As at Mar-25	1%	1%
As at Mar-24	1%	1%
Increase in assumption		
As at Mar-25	7.94	10.61
As at Mar-24	10.73	13.60
Decrease in assumption		
As at Mar-25	(10.59)	(7.91)
As at Mar-24	(13.48)	(10.62)
iv) Experience adjustment	As at Mar-25	As at Mar-24
Experience adjustment on Plan Liability	(6.23)	(5.91)



Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

v) Gratuity is defined benefit plan and the Company is exposed to the following risks:

a) Actuarial Risk

It is the risk that benefits will cost more than expected. This can arise due to one of the following reasons:

Adverse Salary Growth Experience: Salary hikes that are higher than the assumed salary escalation will result into an increase in Obligation at a rate that is higher than expected.

Variability in mortality rates: If actual mortality rates are higher than assumed mortality rate assumption than the Gratuity Benefits will be paid earlier than expected. Since there is no condition of vesting on the death benefit, the acceleration of cash flow will lead to an actuarial loss or gain depending on the relative values of the assumed salary growth and discount rate.

Variability in withdrawal rates: If actual withdrawal rates are higher than assumed withdrawal rate assumption than the Gratuity Benefits will be paid earlier than expected. The impact of this will depend on whether the benefits are vested as at the resignation date.

b) Investment Risk

For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter-valuation period.

c) Liquidity Risk

Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign/retire from the company there can be strain on the cash flows.

d) Market Risk

Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.

e) Legislative Risk

Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Payment of Gratuity Act thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

13 Short Term Borrowings (at amortised cost)

Particular	As at Mar-25	As at Mar-24
i) Current Maturities of long term borrowings (Refer Note 11.1)	-	-
ii) Borrowings from related parties - Unsecured		
From Directors	4,590.25	5,172.25
Inter Corporate Deposits	1,375.00	1,655.00
iii) Other Borrowings - Unsecured		
Inter Corporate Loans	4,665.51	4,319.01
Total	10,630.76	11,146.26

a) The short term borrowings are repayable on demand.

b) In case of one of the lenders from whom ICD taken outstanding of Rs 1600 lacs, no interest is provided on account of on-going litigation with the party.

14 Trade Payables (at amortised cost)

Particular	As at Mar-25	As at Mar-24
i) Dues to Micro and small enterprises	-	-
ii) Dues to other than Micro and small enterprises	152.96	201.36
Total	152.96	201.36

a) Amounts due to Micro, Small and Medium Enterprises

As per the information available with the Company, there are no Micro, Small and Medium Enterprises, as defined in the Micro, Small, Medium Enterprises Development Act, 2006, to whom the Company owes dues on account of principal amount together with interest and accordingly no additional disclosures have been made.

The above information regarding Micro, Small and Medium Enterprises have been determined to the extent such parties have been identified on the basis of information available with the Company.

As at March 31, 2025

Ageing as per Transaction date

Range of O/s period

Range of O/s period	MSME		Others	
	Undisputed	Disputed	Undisputed	Disputed
Unbilled	-	-	60.64	-
Not Due	-	-	-	-
Less than 1 year	-	-	50.52	-
1-2 years	-	-	4.88	-
2-3 year	-	-	1.08	-
> 3 years	-	-	35.84	-
Total	-	-	152.96	-



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

As at March 31, 2024

Ageing as per Transaction date

Range of O/s period	MSME		Others	
	Undisputed	Disputed	Undisputed	Disputed
Unbilled	-	-	52.75	-
Not Due	-	-	-	-
Less than 1 year	-	-	30.16	-
1-2 years	-	-	1.64	-
2-3 year	-	-	1.51	-
> 3 years	-	-	115.30	-
Total	-	-	201.36	-

15 Other liabilities

Particular	As at Mar-25	As at Mar-24	As at Mar-25	As at Mar-24
	Non- Current		Current	
i) Advance from Customer	-	-	2,788.79	2,265.82
ii) Duties and Taxes Payable	-	-	7.66	60.19
Total	-	-	2,796.45	2,326.01

16 Revenue from Operations

Particular	2024-25	2023-24
a) Sales and Revenue		
i) Revenue from Sale of Flats	-	6,835.00
ii) Banquet Hall Charges	2.48	5.06
b) Other operating revenue		
Society Club Usage Charges	110.00	90.00
Car Parking Allotment Charges	127.50	-
Total	239.98	6,930.06

(a) Disclosure in accordance with Ind AS - 115 "Revenue Recognition Disclosures", of the Companies (Indian Accounting Standards) Rules, 2015

Disaggregation of revenue.

i) The Company is in real estate sector and deals only in Sale of Flats , rental and club charges disclosed as above.

Customer type

ii) Entire Revenue from operation is from Non Government customers only.

iii) Movement in Advance from Customers

Particulars	Opening	Closing
Advance from Customers		
March 2025	2,265.82	2,788.79
March 2024	2,265.82	2,265.82

17 Other Income

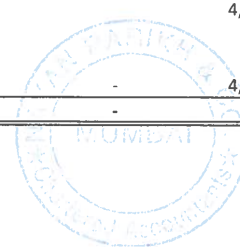
Particular	2024-25	2023-24
i) Interest Income	8.77	7.39
ii) Miscellaneous Income	2.50	2.00
iii) Sundry Balances Written Back	1,436.94	2.08
iv) Interest on Income Tax Refund	3.62	5.23
vi) Rent	0.12	0.67
Total	1,451.95	17.38

18 Cost of Flats Sold

Particular	2024-25	2023-24
Cost of Flats Sold	-	4,699.24
Total	-	4,699.24

I Breakup of Cost of Flats Sold:-

Particulars	2024-25	2023-24
a) Proportionate Cost for Revenue Recognition		
(i) Completed Flats		
Opening Stock	6,680.92	11,380.16
Add: Transfer from Land and Development	-	-
Less: Closing Stock	<u>6,680.92</u>	<u>6,680.92</u>
	-	4,699.24
b) Movement in Versova Land and Development A/c		
(ii) Opening Balance	4,949.73	4,949.73
Add : Land, Development and other Cost incurred during the year. (details as per note 18(c) below)	-	-
Add: Repurchase of Flat sold	-	-
	<u>4,949.73</u>	<u>4,949.73</u>
Less : Proportionate cost for revenue recognition	-	-
Less : Completed Flats	-	-
Less : Closing Balance	<u>4,949.73</u>	<u>4,949.73</u>
Cost of Flats sold	-	4,699.24



c) The following expenses incurred during this year have been directly charged to Land and Development Cost, adjustable on Sale

Particulars	2024-25	2023-24
Plan Approval Cost	-	-
Total	-	-

19 Employee Benefit Expenses

Particular	2024-25	2023-24
i) Salaries and wages	26.63	62.11
ii) Grauity	1.77	2.72
iii) Contribution to provident fund and others funds	1.76	1.73
iv) Staff welfare expenses	0.55	0.53
Total	30.71	67.09

20 Finance Costs:

Particular	2024-25	2023-24
i) Unwinding of upfront fees	-	16.93
ii) Interest on loans	7,964.07	9,014.35
iii) Interest on Direct Taxes & Indirect taxes	0.66	24.31
Total	7,964.73	9,055.59

21 Depreciation & amortization

Particular	2024-25	2023-24
i) Depreciation	2.88	4.24
Total	2.88	4.24

22 Other expenses

Particular	2024-25	2023-24
Site Expenses	9.08	33.76
Car Expenses	5.67	11.91
Communication Expenses	0.27	0.49
Conveyance	12.03	1.55
Computer Expenses	0.73	1.24
Repairs and Maintenance Expenses	0.09	0.12
Brokerage	-	107.00
Gardening Expenses	-	0.19
Printing and Stationery	0.15	0.18
Electricity Charges	7.76	7.73
ROC Filing Fees	0.01	0.17
Rates and Taxes	80.36	90.35
Legal & Professional Expenses	335.32	136.11
Sundry Expenses	0.30	0.37
Bank Charges	0.87	0.03
Insurance	2.97	2.86
Society Maintenance Charges	10.60	18.45
GST Written Off	0.09	0.74
GST Late Fees	0.42	-
Registration Expenses	-	0.05
Sundry Balances Written Off	185.83	0.55
Remuneration to Auditors	4.72	9.19
Total	657.27	423.04

a) **Payment to auditors**

Particular	2024-25	2023-24
Audit Fees (including Limited Review)	4.00	5.59
Other Services	0.72	3.60
Total payments to auditors	4.72	9.19

23 Tax Expense

a) Income tax expense in the statement of profit and loss consists of:	2024-25	2023-24
Current Tax	-	-
Tax adjustment of earlier years	-	4.12
Deferred tax	5.97	(1.59)
Income tax recognised in statement of profit or loss	5.97	2.53



Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

b) The reconciliation between the provision of income tax of the Company and amounts computed by applying the Indian statutory income tax rate to profit before taxes is as follows

Particulars	2024-25	2023-24
A Current Tax		
Accounting profit before income tax	(6,963.66)	(7,301.76)
Enacted tax rates in India (%)	26.00%	26.00%
Minimum Alternate Tax (%)	15.60%	15.60%
Tax on Above at Normal Rates	(1,810.55)	(1,898.46)
Effects of Non Deductible Expenses	2,044.05	1.10
Effects of Deductible Expenses	(5.49)	(6.44)
Set of Brought Forward loss	(228.01)	-
Tax	(0.00)	(1,903.80)
Tax Rounded OffA	-	-
Tax as per 115JB	(1,086.33)	(1,139.07)
1/5 portion of Opening IND AS Reserve	-	9.07
Tax	(1,086.33)	(1,130.00)
Tax Rounded OffB	-	-
Income tax expenses - Net --- Higher of A or B	-	-

B Deferred Tax

Deferred tax assets/(liabilities) in relation to:-

Particulars	Opening	Recognised in profit and loss	Recognised in OCI	Closing
Property, Plant and Equipment	28.22	1.10	-	29.33
Lease Liability	-	-	-	-
Employee benefits:				
Gratuity	3.12	1.59	-	3.60
As at March 31, 2024	31.34	2.69	-	32.93
Property, Plant and Equipment	29.33	(4.74)	-	24.58
Employee benefits:				
Gratuity	3.60	(1.22)	-	2.38
As at March 31, 2025	32.93	(5.97)	-	26.96

24 Disclosure as required by Accounting Standard – IND AS 33 “Earning Per Share” of the Companies (Indian Accounting Standards) Rules 2015.

Net Profit / (loss) attributable to equity shareholders and the weighted number of shares outstanding for basic and diluted earnings per share are as summarised below:

Particulars	2024-25	2023-24
Net Profit / (Loss) after tax as per Statement of Profit and Loss	(6,969.63)	(7,304.29)
Outstanding equity shares at the beginning of the year (Nos)	90,000	90,000
Equity Shares allotted during the year	-	-
Outstanding equity share at the end of the year (Nos)	90,000	90,000
Weighted average equity share outstanding during the year (Nos)	90,000	90,000
Nominal value per share (Rs)	100.00	100.00
Earning per share - Basic and Diluted (Rs)	(7,744.03)	(8,115.88)

Reconciliation of weighted number of outstanding during the period:

Particulars	2024-25	2023-24
Nominal Value of Equity Shares (Rs per share)	100.00	100.00
For Basic EPS :		
Total number of equity shares outstanding at the beginning of the period (Nos)	90,000	90,000
Add : Issue of Equity Shares	-	-
Total number of equity shares outstanding at the end of the period (Nos)	90,000	90,000
Weighted average number of equity shares at the end of the period (Nos)	90,000	90,000
For Dilutive EPS :		
Weighted average number of shares used in calculating basic EPS (Nos)	90,000	90,000
Weighted average number of equity shares used in calculating diluted EPS	90,000	90,000

25 Contingent liabilities and Capital Commitments

Particulars	2024-25	2023-24
Bank Guarantee	50.00	50.00
Demand under Service Tax	551.44	551.44
Claim against company not acknowledged as debt (refer note 35)	72,192.88	72,192.88
Total	72,794.32	72,794.32

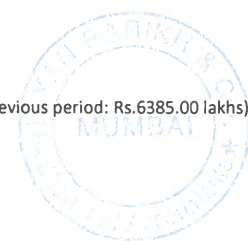
26 Disclosure in accordance with Ind AS – 108 “Operating Segments”, of the Companies (Indian Accounting Standards) Rules, 2015.

The Company is primarily engaged in “Real Estate development ” Managing Director (Chief operating decision maker) monitors the operating results of its business units for the purpose of making decisions about resource allocation and performance assessment as a whole. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements. The CODM reviews the Company's performance on the analysis of the profit of the company on an entity level basis. The management is of the opinion that the company continues to operate under a single segment of Real Estate Development and hence the Company has only one reportable segment.

Entity level disclosure as required in IND AS 108

a) Major Services

The Company's major service is real estate business i.e. sale of flats and the revenue from the same during the period is Rs Nil (Previous period: Rs.6385.00 lakhs).



ECSTASY REALTY PVT. LTD.
CIN: U65990MH1992PTC064890
Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

b) Major Customers

During the year Nil (P.Y. five) customers individually account for more than 10% of the total revenue earned during the year ended March 31, 2025.

c) Information about Geographical areas

Company's operation are confined in Mumbai only. All its revenue are generated in the said geographical location.

27 Derivative Instruments and Unhedged Foreign Currency Exposure

There are no derivative instruments outstanding as at March 31, 2025 and March 31, 2024. The Company has no foreign currency exposure towards liability outstanding as at March 31, 2025 and March 31, 2024.

28 Disclosure in accordance with Ind AS - 24 "Related Party Disclosures", of the Companies (Indian Accounting Standards) Rules, 2015

a) Name of the related parties and related party relationships

Individuals having control or significant influence over entity

Mr. Shobhit J. Rajan	Director & Shareholder
Mrs. Priti S. Rajan	Shareholder

Key Management Personnel

Mr. Shobhit J. Rajan	Director
Mr. Pranav Bajaj (up to May 15, 2025)	Director
Mr. Pulin Bole	Director
Ms. Shivani Verma	Director

Relative of Key Management Personnel

Mr. Yuvraj Rajan

Entities where control exists

Maharashtra Eco-Green Private Limited	Subsidiary
---------------------------------------	------------

Entities in which Directors or their relatives have significant influence

Vareigate Realestate Pvt Ltd.
Earth First Agro Pvt. Ltd

b) Details of related party transaction :

Transactions	Entities where control exists	Key Management Personnel	Relative of Key Management Personnel	Entities in which Directors or their relatives have significant influence	Total
Interest Expense	-	13.05	-	-	13.05
	-	(13.05)	-	(300.65)	(313.70)
Vareigate Realestate Pvt Ltd.	-	-	-	-	-
	-	-	-	(300.65)	(300.65)
Mr. Shobhit J. Rajan-Debentures	-	13.05	-	-	13.05
	-	(13.05)	-	-	(13.05)
Interest Income	3.98	-	-	-	3.98
	(3.33)	-	-	-	(3.33)
Maharashtra Eco-Green Private Limited	3.98	-	-	-	3.98
	(3.33)	-	-	-	(3.33)
Society Maintenance	-	5.28	-	-	5.28
	-	(10.57)	-	-	(10.57)
Mr. Shobhit J. Rajan & Yuvraj S. Rajan	-	5.28	-	-	5.28
	-	(10.57)	-	-	(10.57)
Loans Given	3.00	-	-	-	3.00
	(4.50)	-	-	-	(4.50)
Maharashtra Eco-Green Private Limited	3.00	-	-	-	3.00
	(4.50)	-	-	-	(4.50)
Loans Taken	-	168.00	-	-	168.00
	-	(865.00)	-	-	(865.00)
Vareigate Realestate Pvt Ltd.	-	50.00	-	-	50.00
	-	(25.00)	-	-	(25.00)
Shobhit J. Rajan	-	118.00	-	-	118.00
	-	(840.00)	-	-	(840.00)
Loans Repaid	-	700.00	-	-	700.00
	-	(2,531.50)	-	-	(2,531.50)
Shobhit J. Rajan	-	700.00	-	-	700.00
	-	(2,531.50)	-	-	(2,531.50)
Rent Income	-	-	-	0.12	0.12
	-	-	-	(0.67)	(0.67)
Vareigate Realestate Pvt Ltd.	-	-	-	-	-
	-	-	-	(0.60)	(0.60)
Earth First Agro Pvt. Ltd	-	-	-	0.12	0.12
	-	-	-	(0.07)	(0.07)



ECSTASY REALTY PVT. LTD.

CIN: U65990MH1992PTC064890

Notes to Standalone financial statements as at March 31, 2025

(All figures are Rupees in lakhs unless otherwise stated)

Outstanding Balances Payable	-	4,709.69	20.00	1,724.22	6,453.91
	-	(5,278.64)	(20.00)	(2,004.22)	(7,302.86)
Vareigate Realestate Pvt Ltd.					-
Interest on Loan	-	-	-	349.22	349.22
	-	-	-	(349.22)	(349.22)
Loan	-	-	-	1,375.00	1,375.00
	-	-	-	(1,655.00)	(1,655.00)
Mr. Yuvraj Rajan					-
Payable Outstanding	-	-	20.00	-	20.00
	-	-	(20.00)	-	(20.00)
Mr. Shobhit J. Rajan					-
Debentures	-	80.30	-	-	80.30
	-	(80.30)	-	-	(80.30)
Interest on Debentures Payable	-	39.14	-	-	39.14
	-	(26.10)	-	-	(26.10)
Loan	-	4,590.25	-	-	4,590.25
	-	(5,172.25)	-	-	(5,172.25)
Outstanding Balances Receivable	49.44	-	-	0.94	50.38
	(42.86)	-	-	-	(43.66)
Maharashtra Eco-Green Private Limited					
Loans & Advances	36.00	-	-	-	36.00
	(33.00)	-	-	-	(33.00)
Interest on Loan	13.44	-	-	-	13.44
	(9.86)	-	-	-	(9.86)
Vareigate Realestate Pvt Ltd.	-	-	-	0.60	0.60
	-	-	-	(0.60)	(0.60)
Earth First Agro Pvt. Ltd	-	-	-	0.34	0.34
	-	-	-	(0.20)	(0.20)

Debentures are secured by personal guarantee of Mr. Shobhit J. Rajan.

(Previous period's figure in brackets)

29 Financial Instruments

i) The carrying value and fair value of financial instruments by categories as at March 31, 2025 and March 31, 2024 is as follows:

	Carrying Value		Fair Value	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
a) Financial Assets				
Amortised Cost				
Trade Receivable	516.63	1,460.53	516.63	1,460.53
Loans	36.00	33.00	36.00	33.00
Others	139.78	138.28	139.78	138.28
Cash and cash equivalents	0.82	68.59	0.82	68.59
Bank Balance	18.28	18.28	18.28	18.28
Total Financial Assets	711.51	1,718.67	711.51	1,718.67
b) Financial Liabilities				
Amortised Cost				
Borrowings	58,793.38	59,308.88	58,793.38	59,308.88
Trade payables	152.96	201.36	152.96	201.36
Others	25,224.18	19,337.72	25,224.18	19,337.72
Total Financial Liabilities	84,170.53	78,847.96	84,170.53	78,847.96

The management assessed that fair value of cash and short-term deposits, trade payables, book overdrafts and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

30 Fair Value Hierarchy

During the year, the Company does not have any financial assets and financial liabilities which are measured at fair value.

31 Financial Risk Management

The Company is in the business of Real Estate development and it undertakes projects in multiple Real-estate segments. The nature of the business is complex and the Company is exposed to multiple sector specific and generic risks.

The Company has exposure to the following risks arising from financial instruments:

- Credit risk
- Liquidity risk and
- Market risk



Risk Management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors are responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the board of directors on its activities.

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

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk, and interest rate risk, regulatory risk and business risk. The Company's primary focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance. The primary market risk to the company is interest rate risk.

The Board of Directors reviews agreed policies for managing each of these risks, which are summarised below:

Financial risk factors**i) Business / Market Risk**

Market risk is the risk that changes in market prices – such as price of the proposed project inventory, foreign exchange rates, interest rates and commodity prices – will affect the Company's income or the value of its holdings of financial instruments.

The performance of the Company may be affected by the sales of its projects. These prices are driven by prevailing market conditions, the nature and location of the projects, and other factors such as brand and reputation and the design of the projects. The company follows a prudent business model and tries to ensure steady cash flow even during adverse pricing scenario.

The Company is exposed to market risk primarily related to foreign exchange rate risk, interest rate risk and the market value of certain commodities and real estate price risk. Thus, exposure to market risk is a function of investing and borrowing activities and revenue generating and operating activities. The objective of market risk management is to avoid excessive exposure to these risks in our revenues and costs.

ii) Interest rate Risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. 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. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's debt obligations with floating interest rates.

iii) Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Companies profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	Increase/ Decrease in basis points	Effects on Profit before tax.
March 31, 2025	Plus 100 basis point	(542.03)
	Minus 100 basis points	542.03
March 31, 2024	Plus 100 basis point	(541.37)
	Minus 100 basis points	541.37

The assumed movement in basis points for the interest rate sensitivity analysis is based on the currently observable market environment, showing a significantly higher volatility than in prior years.

iv) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investments in debt securities.

a) Trade and Other Receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However credit risk with regards to trade receivable is almost negligible in case of its residential sale and lease rental business as the same is due to the fact that in case of its residential sell business it does not handover possession till entire outstanding is received. No impairment is observed on the carrying value of trade receivables.

b) Cash and Cash Equivalents

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Board. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments.

(v) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed condition, without incurring unacceptable losses or risking damage to the Company's reputation. The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of surplus funds, bank overdrafts, bank loans, debentures and inter-corporate loans. The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company has access to a sufficient variety of sources of funding.



The Working Capital Position of the Company is given below:

Particulars	March 31, 2025	March 31, 2024
Trade Receivables	516.63	1,460.53
Cash and Cash Equivalent	0.82	68.59
Bank Balance	18.28	18.28
Inventories	12,086.16	12,086.16
Loans & other Financial Assets	44.98	50.93
Other Current Assets	211.17	289.71
Total	12,878.05	13,974.20
Less:		
Current Liabilities (Including Current Maturities of Long Term Borrowings)	15,329.30	17,362.81
Net Working Capital	(2,451.25)	(3,388.60)

The table below provides details regarding the contractual maturities of significant financial liabilities :

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
As at March 31, 2025				
Borrowings*	10,630.76	48,162.63	-	58,793.38
Trade Payables	152.96	-	-	152.96
Other Financial Liabilities	1,744.90	-	-	1,744.90
Total	12,528.62	48,162.63	-	60,691.25
As at March 31, 2024				
Borrowings*	11,146.26	48,162.63	-	59,308.88
Trade Payables	201.36	-	-	201.36
Other Financial Liabilities	3,684.87	-	-	3,684.87
Total	15,032.49	48,162.63	-	63,195.11

* Refer note 35 for Debenture repayment

(vi) **Commodity Price Risk**

The Company's activities are exposed to steel and cement price risks and therefore its overall risk management program focuses on the volatile nature of the steel and cement market, seeking to minimize potential adverse effects on the Company's financial performance on account of such volatility.

(vii) **Execution risk**

Execution depends on several factors which include labour availability, raw material prices, receipt of approvals and regulatory clearances, access to utilities such as electricity and water, weather conditions and the absence of contingencies such as litigation. The Company manages the adversities with cautious approach, meticulous planning and by engaging established and reputed contractors. The company generally meets the agreed timelines of execution and has not been exposed to uncontrollable risk on this account in the recent past.

32 **Capital management**

For the purpose of the Company's capital management, capital includes issued equity capital, convertible preference shares, share premium and all other equity reserves attributable to the equity holders of the parent. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The gearing ratio in the infrastructure business is generally high. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents, excluding discontinued operations.

	March 31, 2025	March 31, 2024
Gross Debt	58,793.38	59,308.88
Less:		
Cash and Cash Equivalent	0.82	68.59
Other Bank Balance	18.28	18.28
Net debt (A)	58,774.28	59,222.00
Total Equity (B)	(64,824.94)	(57,861.02)
Gearing ratio (A/B) (In times)	(0.91)	(1.02)

33 The Companies current liabilities exceeds current assets by Rs 2451.25 Lacs as at March 31,2025. The management has evaluated and considered the possible effects that may result from the demand in the real estate sector on the recoverability/carrying value of the assets including the value of its Inventories, investments and loans. The management expects to recover the carrying amount of the assets namely Inventories and Investments. This is supported by the valuation carried out recently by independent valuers on behalf of the Company of its inventories and carrying value of investments.

However, since the projection of revenue of the Company will be ultimately dependent on demand in real estate market, challenges in market conditions and the trend of cash flows into real estate sector may have an impact on the operations of the Company which primarily including servicing of debt and also the outcome of proceedings before various authorities. Since the situation is rapidly evolving, Its effect on the operations of the Company may be different from that estimated as at the date of approval of these financial results. The Company will continue to closely monitor material changes in markets and future economic conditions. The Management does not expect any significant impact on the Going Concern assumption of the Company and expects the Company to continue as a going concern.



34

To fund Rs. Rs.1,35,000 Lakhs for the development of buildings being constructed on land bearing CTS No. 866/B/2 (Part), at Four Bungalows, Andheri (West), Mumbai 400 053 ("Project"), Ecstasy Realty Pvt. Ltd. ("Company") entered into Heads of Terms with Edelweiss Group on and around 23rd March, 2018. This resulted in executing a Debenture Trust Deed dated 27th March 2018 ("DTD-2018") with Catalyst Trusteeship Ltd. ("CTL"), acting as trustee for Debenture Holders overwhelming majority of which are Edelweiss Group companies. Security was created for the financial assistance of Rs. Rs. 1,35,000 lakhs by (i) mortgaging the Project land, (ii) additional security of land belonging to their sister concern Variegate Real estate P Ltd., property in Bandra (Additional Security), (iii) pledge of the Company's shares held by Mr. Shobhit J Rajan and (iv) personal guarantee of Mr. Shobhit J Rajan.

Under the DTD-2018, listed secured redeemable Non Convertible Debentures of Series A for Rs. Rs. 60,000 lakhs (Series A NCDs) and Series B for Rs. Rs. 25,000 lakhs were to be issued. However, only Rs. 60,000 lakhs has been disbursed till date. The Company has kept its account standard.

With the onset of Covid, in terms of the RBI directive, the Company was given a moratorium for payment of interest and principal till December, 2021.

Since the pandemic continued unabated, the Company sought further restructuring of the repayment since Edelweiss was not funding the project after the first tranche of Rs. 60,000 lakhs. The Company was seeking release of the Additional Security which was mortgaged. The Company also sought Rs. 2,500 lakhs for its expenses for Phase 2 of the Project.

In this regard, correspondences were exchanged between the parties by emails in March 2022, CTL / Edelweiss group agreed to a restructuring which inter-alia included

- Moratorium on repayment of principal and interest for 18 months till September, 2023

- Release of the charge in respect of Variegate Real estate Pvt Ltd. land in Bandra (Additional Security) subject to the Company entering into another Debenture Trust Deed (DTD-2022) for issue of non-convertible debentures of Rs. Rs. 15,200 lakhs by mortgaging 18 Flats of the completed part of the Project and

- Repayment of the principal of Series A NCDs due in December 2021.

Accordingly, as agreed, the Company completed the transaction of issuance of NCDs for Rs. 15,200 lakhs by executing and registering DTD -2022 and mortgaging the said 18 Flats. The entire Rs. Rs. 15,200 lakhs was paid to CTL which included partial repayment of the principal of Rs. 10,400 lakhs of the debentures of Rs. 60,000 lakhs. CTL released its mortgage of the said 18 Flats under the original DTD-2018 and a new mortgage for the 18 Flats was created in accordance with DTD -2022.

CTL acted in accordance with the understanding of restructuring terms detailed above and took further steps , by filing a satisfaction of charge in respect of Variegate Real estate Pvt Ltd. land in Bandra (Additional Security), and Rs. 500 lakhs and Rs. 433 lakhs on 25th March 2022 and 30th March 2022 was released by Edelweiss Group.

However, Edelweiss / CTL, reneging from their restructuring understanding that no payments were due till September, 2023, addressed a letter on 28th April 2022 to the Company that an amount of Rs. 6,550 lakhs was due on the Debentures as on 15th April, 2022. By further correspondence CTL informed the Company that any payment shortfall will be an event of default. Edelweiss and CTL refused to take cognisance of the restructuring understanding on which various steps were taken by both parties even after protracted correspondence.

On 27th June, 2022 the Company filed a suit being Commercial Suit No. 200 of 2022 in the High Court at Bombay, praying for reliefs including specific performance of the agreement to grant moratorium of repayments till September, 2023 and for damages. On 11th September 2022, the Hon'ble High Court refused to grant ad-interim relief to the Company since the Hon'ble High Court held that the modification of the DTD-218 required consideration and the same needs to be heard finally.

On 27th September 2022, the Company filed Commercial Appeal (L) No. 31058 of 2022 challenging the Order dated 11th September 2022 of the Ld. Single Judge rejecting the ad-interim application of the Company.

The said Commercial Appeal by and under order dated 08.09.2023 has been decided in favour of the Company wherein the Appellate Bench of the Hon'ble High Court of the Bombay has remanded back the matter before the Single Judge for fresh consideration on reliefs / prayers sought for in the Commercial Suit No. 200 of 2022.

On 21st July, 2022, CTL served the Company a "Recall Notice" recalling the entire amount due on 600 NCDs and calling upon the Company to pay an amount of Rs. 1,20,356 lakhs within one day which included unreasonable amounts of penalty and charges.

On 22nd July 2022 CTL sort upon the Company a petition under section 7 of insolvency and bankruptcy code, 2016 proposed to be filed in the national company law tribunal, Mumbai (NCLT). The application of CTL has been rejected by the NCLT by its order dated 3rd February 2023, The order of honorable NCLT states that since there was no debt due and payable as claimed by Edelweiss/Catalyst, the petition was rejected and NCLT order further states that there "intent was other than the resolution of the Corporate Debtor".

On 15th March, 2023, CTL filed company appeal (AT) (INS) No.467 of 2023 before the Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) challenging the said order of NCLT dated 3rd February 2023. The Company has obtained findings in its favour by an under order dated 16th April 2025, passed by the Hon'able NCLAT, holding that there exist no default on part of the Company. CTL has filed a civil appeal before the Supreme Court of India challenging the said order of NCLAT dated 16th April 2025, which is pending consideration and hearing.

The Company contends that considering the above facts and actions by Edelweiss and CTL, the restructuring was in place and has been acted upon by both parties as per the correspondences exchanged and actions taken subsequently. The subsequent acts of Edelweiss / CTL are breach of trust and non-adherence to agreed terms.

The Company is at liberty to amend the Commercial Suit No. 200 of 2022 and press for interim relief(s) against Catalyst Trusteeship Limited and Edelweiss Group of Companies and injuncting them from taking any steps to recover monies from the Company.

Accordingly the Company continues to show the debentures of Rs. 48,162.63 lakhs remaining outstanding out of Rs 60,000 lakhs, after adjustment by Edelweiss of the amount from the disbursement of Rs 15,200 lakhs under DTD -2022, as Non Current and does not consider non-payment as event of default until the parties mutually agree on any future payment dates or the NCLAT or Hon'ble High Court or Supreme Court so directs, the due date of payment cannot be determined.

The Company has obtained legal opinion to this effect that the due date for repayment of borrowing, including interest, to Debenture holders is currently not determinable. Accordingly, the same has been shown as non-current and the company has relied on the legal opinion.



Notes to Standalone financial statements as at March 31, 2025
(All figures are Rupees in lakhs unless otherwise stated)

- 35 The information about transaction with struck off Companies (defined under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956) has been determined to the extent such parties have been identified on the basis of the information available with the Company.
- 36 Analytical Ratios as per requirements of Schedule III are given in Statement A
- Expenditure incurred on Corporate Social Responsibility**
- 37 Gross amount required to be spent by the Company during the year and previous year is NIL respectively.
- 38 The Ministry of Corporate Affairs (MCA) by the Companies (Accounts) Amendment Rules 2021 has prescribed a new requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted requiring companies, which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled. The Company has not used accounting software for maintaining its books of accounts which has a feature of recording audit trail (edit log) facility throughout the year.
- 38 The Balance Sheet, Statement of Profit and Loss, Cash Flow Statement, Statement of Changes in Equity, Material Accounting Policy Information and the Other Explanatory Notes forms an integral part of the financial statements of the Company for the year ended March 31, 2025.
- 39 Figures of the previous period have been regrouped/reclassified wherever necessary.

As per our report of even date attached.

For Nayan Parikh & Co.
Chartered Accountants
FRN. 107023W



K N Padmanabhan
Partner
M.No. 036410

Mumbai,

9 5 DEC 2025



For and on behalf of the Board of Directors



Shobhit J. Rajan
Director
DIN: 00013006



Pulin Bole
Director
DIN: 02138143



Rajkumar Gupta
Chief Financial Officer

ECSTASY REALTY PVT. LTD.
Statement A - Analytical Ratios
2024-25

Sr. No.	Ratio	Numerator/ Denominator	Ratio (2024-25)	Ratio (2023-24)	% of Variation	Reason for variance
1	Current ratio	Current Asset	0.84	0.80	4.38	
		Current Liabilities				
2	Debt-Equity ratio	Total Debts	(0.91)	(1.03)	(11.52)	
		Shareholders Equity				
3	Debt Service Coverage ratio	Earnings available for debt service	6.86	0.18	3,660.20	Due to reduction earning during the year
		Debt Service				
4	Return on Equity ratio (ROE)	Net Profits after taxes – Preference Dividend	11.36%	13.47%	(15.68)	
		Average Shareholder's Equity				
5	Inventory Turnover Ratio	Cost of goods sold OR sales	0.02	0.48	(95.86)	Due to reduction in turnover during the year
		Average Inventory				
6	Trade Receivables turnover ratio	Net Credit Sales	0.24	4.94	(95.09)	Due to decrease in sales during the year
		Average Accounts Receivable				
7	Trade payables turnover ratio	Net Credit Purchases	2.66	1.44	85.08	Due to increase in Expenses during the year
		Average Trade Payables				
8	Net capital turnover ratio	Net Sales	(0.08)	(1.90)	(95.68)	Due to decrease in sales during the year
		Average working capital				
9	Net profit ratio	Net Profit after Tax	-2904.21%	-105.40%	2,655.42	Due to increase in loss during the year
		Net Sales				
10	Return on Capital employed (ROCE)	Earning before interest and taxes	-16.59%	118.28%	(114.02)	Due to increase in loss during the year
		Capital Employed				
11	Return on Investment (ROI)	Income generated from Investments	NA	NA	NA	The investments are strategic investments and are not being held for treasury transactions. Hence, disclosure of this ratio is not made.
		Time weighted average investments				

