



INDEPENDENT AUDITOR'S REPORT

To the Members of Fortune Assets Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Fortune Assets Private Limited ("the Company"), which comprise the balance sheet as at 31 March 2025, the Statement of Profit and Loss, Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India specified under section 133 of the Act read with the rule 7 of Companies (Accounting Standard) rule, 2014, of the state of affairs of the Company as at 31 March 2025, its loss 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 ('SA's) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matter

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

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

The Company's Board of Directors is responsible for the other information. Other information does not include the financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.





Management's Responsibility for the Financial Statements

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

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

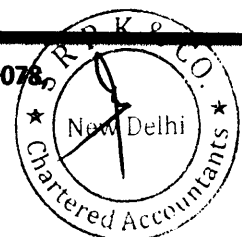
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.





- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

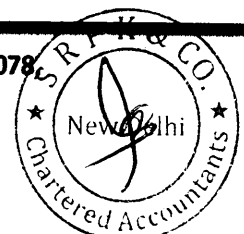
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

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

As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Accounting Standards specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on 31 March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls 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 over financial reporting.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2025 – Refer Note 29 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2025.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2025.






- iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The Company has not declared and paid dividend during the year.
- (h) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

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

FOR SRPK & Co.
CHARTERED ACCOUNTANTS
(Firm Registration No. 07488C)


(**SANTOSH KUMAR SINHA**)
PARTNER (M.No.088512)

Place: New Delhi

Dated: 07/07/2025

UDIN :25088512BMJCBI9038





Annexure A to the Independent Auditor's Report

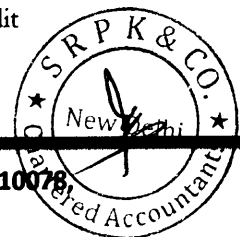
With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2025, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a to d) The Company has no Property, Plant and Equipment (including Right of use assets) and intangible assets during the year. Accordingly, clauses 3(i)(a) to 3(i)(d) of the Order is not applicable.
- (e) There are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year and no discrepancies were noticed on verification between the physical stocks and the book records that were 10% or more in the aggregate for each class of inventory.
- (b) The Company has not been 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. Accordingly, clause 3(ii)(b) of the Order is not applicable.
- (iii) During the year, the company has not made any investments in or has not provided any guarantee or security or has not granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, clause 3 (iii) (a) to (f) of the Order is not applicable.
- (iv) The Company has not entered into any transactions covered under Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided. Accordingly, clause 3 (iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) To the best of our knowledge and as explained to us, the Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products / services. Accordingly, clause 3(vi) of the Order is not applicable.
- (vii) (a) Undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there is no dues of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute.





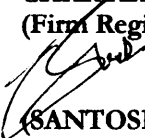
- (viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (ix) (a) The Company has not defaulted in the repayment of loans or borrowings and interest thereon payable to banks and financial institutions.
- (b) According to the information and explanations given to us the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) According to the information and explanations given to us by the management, the Company hasn't obtained any term loans.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- (e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the Order is not applicable.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) No fraud by the Company or on the Company by its officers or employees 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 in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
- (c) There are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) In our opinion and based on our examination, the Company does not have an internal audit system and is required to have an internal audit system as per provisions of the Companies Act 2013.
- (b) The Company did not have an internal audit system for the period under audit





- (xv) 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 and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi) (b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi) (c) of the Order is not applicable.
- (d) According to the information and explanations provided to us during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi) (d) are not applicable.
- (xvii) The Company hasn't incurred cash losses in the current financial year 2022-23 and during immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and subject to the Note no. 21 of the financial statements, 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 balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The Section 135 of the Companies Act, 2013 with regards to Corporate Social Responsibility are not applicable to the Company. Accordingly, clause 3(xx) of the Order is not applicable.

FOR SRPK & Co.
CHARTERED ACCOUNTANTS
(Firm Registration No. 07488C)


(**SANTOSH KUMAR SINHA**)
PARTNER (M.No.088512)

Place: New Delhi
Dated: 07/07/2025

UDIN 25088512BMJCB19038





Annexure B to the Independent Auditor's Report

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2025 of even date.

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls with reference to financial statements of Fortune Assets Private Limited ('the Company') as of 31 March 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors 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 (the "Guidance Note") 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 the Company's business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and both, issued by ICAI. 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 control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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





Meaning of Internal Financial Controls with reference to Financial Statements

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


Inherent Limitations of Internal Financial Controls with reference to Financial Statements

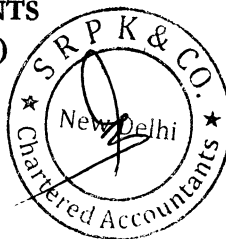
Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation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

Opinion

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

FOR SRPK & Co.
CHARTERED ACCOUNTANTS
(Firm Registration No. 07488C)


(SANTOSH KUMAR SINHA)
PARTNER (M.No.088512)
Place: New Delhi
Dated: 07/07/2025
UDIN 25088512BMJCBI9038



FORTUNE ASSETS PRIVATE LIMITED
Balance Sheet as at 31st March, 2025

All amount in ' ₹' hundred, unless otherwise stated

	Note	As at 31st March, 2025	As at 31st March, 2024
I. EQUITY AND LIABILITIES			
<u>Shareholders' funds</u>			
(a) Share capital	2	101,000.00	101,000.00
(b) Reserves and surplus	3	159,833.39	169,349.78
<u>Non-current liabilities</u>			
(a) Long-term borrowings	4	58,027,197.31	58,027,197.31
<u>Current liabilities</u>			
(a) Other current liabilities	5	6,877.60	3,406.59
(b) Short term provisions	6	250.00	800.00
		58,295,158.30	58,301,753.67
II. ASSETS			
<u>Non-current assets</u>			
(a) Other non-current assets	7	200.00	200.00
<u>Current assets</u>			
(a) Inventories	8	57,983,914.82	57,983,914.82
(b) Cash and cash equivalents	9	2,973.49	748.71
(c) Short-term loans and advances	10	308,070.00	316,890.15
		58,295,158.30	58,301,753.67

Summary of significant accounting policies 1

Notes to balance sheet & statement of profit & loss are an integral part of financial statements.

As per our report of even date attached

For SRPK & Co.

Chartered Accountants

Firm Registration Number: 07488C



Santosh Kumar Sinha

(Partner)

Membership Number: 088512

UDIN: 25088512BMJCB19038

Place: New Delhi

Date: 07/07/2025



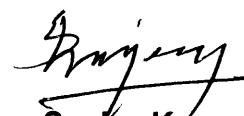
For and on behalf of the Board of Directors of
Fortune Assets Private Limited



Himanshu Garg

Director

DIN : 08055616



Sanjay Kumar Jha

Director

DIN : 07792067

FORTUNE ASSETS PRIVATE LIMITED

Statement of Profit and Loss for the year ended 31st March, 2025

All amount in '₹' hundred, unless otherwise stated

	Particulars	Note	Year ended March 31, 2025	Year ended March 31, 2024
I.	Revenue			
	Revenue from operations	11	-	-
II.	Total Revenue		-	-
III.	Expenses:			
	Other expenses	12	9,516.38	5,432.75
IV.	Total expenses		9,516.38	5,432.75
V.	Profit/(loss) before tax		(9,516.38)	(5,432.75)
VI.	Exceptional items			
VII.	Profit before extraordinary items and tax		(9,516.38)	(5,432.75)
VIII.	Extraordinary Items			-
V.	Profit before tax		(9,516.38)	(5,432.75)
VI.	Tax expense:			
	(1) Current tax (Including earlier years adjustment)		-	-
	(2) Ealier year Tax		-	-
	(2) Deferred tax charge/(credit)		-	-
VII.	Profit after tax		(9,516.38)	(5,432.75)
XII.	Profit/(loss) from discontinuing operations		-	-
XIII.	Tax expense of discontinuing operations		-	-
XIV.	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV.	Profit (Loss) for the period (XI + XIV)		-	(5,432.75)
VIII.	Earnings per equity share:			
	Equity share of par value ₹10/- each			
	Basic (₹)		(0.94)	(0.54)
	Diluted (₹)		(0.94)	(0.54)

Summary of significant accounting policies

1

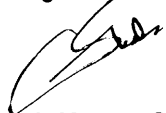
Notes to balance sheet & statement of profit & loss are an integral part of financial statements.

As per our report of even date attached

For SRPK & Co.

Chartered Accountants

Firm Registration Number: 07488CP


Santosh Kumar Sinha

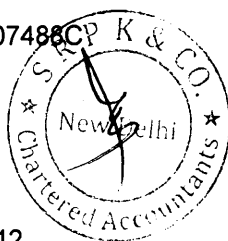
(Partner)

Membership Number: 088512

UDIN: 25088512BFIJCBI9038

Place: New Delhi

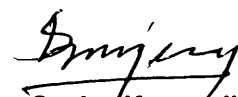
Date: 07/07/2025

For and on behalf of the Board of Directors of
Fortune Assets Private Limited

Himanshu Garg

Director

DIN : 08055616


Sanjay Kumar Jha

Director

DIN : 07792067

FORTUNE ASSETS PRIVATE LIMITED

All amount in ' ₹' hundred, unless otherwise stated

Cash Flow Statement For the Year Ended		31 March 2025	31 March 2024
1	Cash flow from operating activities :		
1.01	Profit before tax for the year	(9,516.38)	(5,432.75)
1.02			
1.03	Operating profit before working capital changes	(9,516.38)	(5,432.75)
1.04	<u>Movement in working capital:</u>		
1.05	Increase/(decrease) in trade Payable	-	-
1.06	Increase/(decrease) in short-term provisions	(550.00)	150.00
1.07	Increase/(decrease) in other current liabilities	3,471.01	2,546.00
1.08	(Increase)/decrease in short-term loans and advances	8,820.15	2,630.00
1.09	Cash generated from/(used in) operations		
1.10	Direct taxes paid	-	-
1.11	Add/(deduct) : Provision For Deferred Tax	-	-
1.12	Net cash flow from/(used in) operating	(A) 2,224.78	(106.75)
2	Cash flow from investing activities :		
2.01	Purchase of fixed assets (including intangible, CWIP & Advances)	-	-
2.02	Proceeds from sale of fixed assets	-	-
2.03	Sale of Investments	-	-
2.04	Interest income	-	-
2.05	Net cash flow from/(used in) investing	(B) -	-
3	Cash flow from financing activities :		
3.01	Proceeds from long-term borrowings	-	-
3.02	Interest paid	-	-
3.03	Net cash flow from/(used in) financing	(C) 0.00	0.00
3.04			
3.05	Net increase/(decrease) in cash & cash equivalents (A)+(B)+(C)	2,224.78	(106.75)
3.06	Cash and cash equivalents at the beginning of the year	748.71	855.46
3.07	Cash and cash equivalents at the end of the year	2,973.49	748.70

This is the Cash flow statement referred to in our report of even date

For SRPK & Co.
 Chartered Accountants

Firm Registration Number: 074880

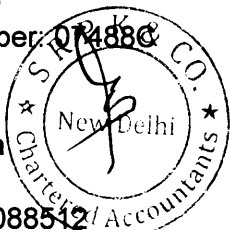
Santosh Kumar Sinha
 (Partner)

Membership Number: 088512

UDIN: 25088512BMJCBI9038

Place: New Delhi

Date: 07/07/2025


 For and on behalf of the Board of Directors of
Fortune Assets Private Limited
Himanshu Garg

Director

DIN : 08055616

Sanjay Kumar Jha

Director

DIN : 07792067

Note-1-Significant Accounting Policies

1. Corporate Information

Fortune Assets Private Limited (the Company) is a Private Company, incorporated in India under the provisions of the Companies Act, 1956 ('the Act') on 07th November, 2008 having registered office at Ahmedabad(Gujarat) and CIN No. U45202GJ2008PTC055380. The Company is engaged in development of real estate project and the other related and ancillary activities.

2. Basis for preparation

The financial statements of the Company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The Company has prepared these financial statements to comply in all material respects with the Accounting Standards notified under section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared on an accrual basis and under the historical cost convention. The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

2.1 Summary of significant accounting policies

a. Use of estimates

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

b. Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

• **Revenue from Dividend:**

Dividend income is recognized when the Company's right to receive dividend is established by the reporting date.

• **Revenue from Interest:**

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate.

• **Revenue from Capital Gain/Loss:**

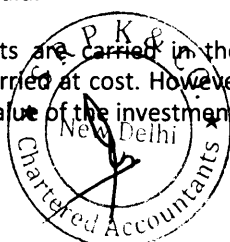
Any gain or loss on sale of investments is recognized when such investments are sold/disposed off/ switched over.

c. Events occurring after the balance sheet date

Impact of events occurring after the balance sheet date that provide additional information materially effecting the determination of the amounts relating to conditions existing at the balance sheet date are adjusted to respective assets and liabilities.

d. Investments

- Investments that are readily realizable and intended to be held for not more than a year are classified as current investments. All other investments are classified as non-current investments.
- On initial recognition, all investments are measured at cost. The cost comprises purchase price and directly attributable acquisition charges such as brokerage, fees, and duties. Any interest paid on the borrowings for such specific investments are capitalized to the extent of interest accrued up to the date of Balance Sheet or actually paid up to the date the loan is repaid.
- Current investments are carried in the financial statements at cost an individual investment basis. Non-current investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of the investments.



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e. Income taxes

Tax expense comprises current and deferred tax. Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the Company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.

Deferred tax liabilities are recognized for all taxable timing differences. Deferred tax assets are recognized for deductible timing differences only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations where the Company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits.

At each reporting date, the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax asset to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

The carrying amount of deferred tax assets are reviewed at each reporting date. The Company writes-down the carrying amount of deferred tax asset to the extent that it is no longer reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which deferred tax asset can be realized. Any such write-down is reversed to the extent that it becomes reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available.

Minimum alternate tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the company recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." The company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the company does not have convincing evidence that it will pay normal tax during the specified period.

f. Earnings per share

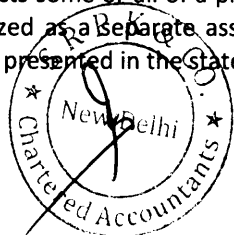
Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

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

g. Provisions

A provision is recognized when the Company has a present obligation as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

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



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h. Contingent liabilities

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

i. Cash and cash equivalents.

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

j. Impairment of assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

k. Tangible fixed assets

Fixed assets are carried at cost of acquisition less accumulated depreciation. Costs comprises of all expenses incurred to bring the assets to its present location and condition including attributable interest and financial cost till such assets are ready for its intended use. Depreciation is been provided as per the written down value (WDV) at the rates arrived on the basis of the useful lives and as prescribed under Part C of Schedule II of the Companies Act 2013.

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

L. Borrowing Cost

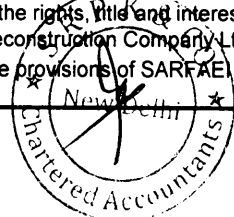
Borrowing costs are the interest and other costs incurred by an enterprise in relation to the borrowing of funds. These costs may include interest and commitment charges on bank borrowings and other short-term and long-term borrowings. Amortization of discount on premiums pertaining to borrowings. Exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs.



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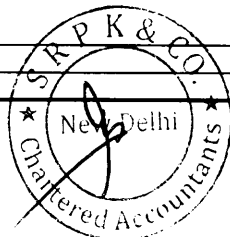
FORTUNE ASSETS PRIVATE LIMITED			
Notes on Financial Statements			
Note -2 Share Capital			
<i>All amount in ' ₹ ' hundred, unless otherwise stated</i>			
Share Capital		As at 31st March, 2025	As at 31st March, 2024
2.01	Authorised		
2.02	10,10,000 (PY : 10,10,000) Equity Shares of Rs. 10 each	101,000.00	101,000.00
2.03	Issued, Subscribed & Paid up		
2.03	10,10,000 (PY : 10,10,000) Equity Shares of Rs. 10 each	101,000.00	101,000.00
	TOTAL	101,000.00	101,000.00
Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year			
	Particulars	Equity Shares	Equity Shares
		Number	Number
2.04	Shares outstanding at the beginning of the year	1,010,000	10,10,000
	Shares Issued during the year	-	-
	Shares bought back during the year	-	-
2.05	Shares outstanding at the end of the year	1,010,000	10,10,000
Rights, preferences and restrictions attached to			
The Company has only one class of equity shares having par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The Company will pay dividend in Indian rupees if declared.			
In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.			
Details of shares held by each shareholder holding more than 5% shares:			
		31 March 2025	
	Equity shares of Rs.10/- each	Number	% holding in the class
2.06	Aspolight Vanijya Private Limited	484,800.00	48.00
2.07	Dishank Estate Management Private Limited	262,600.00	26.00
2.08	RG Promoters Private Limited	262,600.00	26.00
		31 March 2024	
	Equity shares of Rs.10/- each	Number	% holding in the class
2.09	Aspolight Vanijya Private Limited	484,800.00	48.00
2.10	Dishank Estate Management Private Limited	262,600.00	26.00
2.11	RG Promoters Private Limited	262,600.00	26.00
Disclosure of Shareholding of Promoters			
Disclosure of shareholding of promoters as at 31 March 2025 is as follows :			
	Promotor's Name	No of shares	% of total shares
2.12	Aspolight Vanijya Private Limited	484,800.00	48.00
2.13	Dishank Estate Management Private Limited	262,600.00	26.00
2.14	RG Promoters Private Limited	262,600.00	26.00
Disclosure of shareholding of promoters as at 31 March 2024 is as follows :			
	Promotor's Name	No of shares	% of total shares
2.15	Aspolight Vanijya Private Limited	484,800.00	
2.16	Dishank Estate Management Private Limited	262,600.00	26.00
2.17	RG Promoters Private Limited	262,600.00	26.00
3.00	Note- 3		
	Reserves & Surplus		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
	Surplus		
3.01	Opening balance	169,349.78	174,782.53
3.02	Add: Net Profit for the year	(9,516.38)	(5,432.75)
3.03	TOTAL	159,833.39	169,349.78
4.00	Note- 4		
	Long Term Borrowings		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
4.01	Interest Payable but not due (Rohini Mall)*	10,863,033.21	10,863,033.21
4.02	Edelweiss Asset Reconstruction Company Ltd. (EARC)*	47,164,164.10	47,164,164.10
4.03	TOTAL	58,027,197.31	58,027,197.31
*Secured Against the (1) Mortgage on "Rohini Mall" situated at Sector-10, Rohini, New Delhi (2) First Mortgage and Charge on entire Receivables & Escrow Account (3) Pledge of 100% shares of the company.			
*Pridhvi Asset Reconstruction and Securitization Company Ltd. (PARAS) in its capacity as trustee of PARAS- FAPL- 118 Trust has Further assigned the rights, title and interests in financial assistances granted to 'Fortune Assets Private Limited.' in favour of Edelweiss Asset Reconstruction Company Ltd. (EARC) on April 03, 2023			
EARC, pursuant to the provisions of SARFAE Act, has taken over the physical possession of the "Rohini Mall" on 17.5.2024.			



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5.00	Note - 5		
	Other Current Liabilities		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
5.01	CGST	-	272.97
5.02	SGST	-	272.97
5.03	TDS Payable	120.00	314.65
5.04	Rent Payable	300.00	100.00
5.05	Professional Fees Payable	577.60	676.00
5.06	Other Expenses Payable	5,880.00	1,770.00
5.07	TOTAL	6,877.60	3,406.59
6.00	Note -6		
	Short Term Provisions		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
6.01	Audit Fees Payable	250.00	800.00
6.02	TOTAL	250.00	800.00
7.00	Note -7		
	Other Non-Current Assets		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
7.01	Security Deposit Rent	200.00	200.00
7.02	TOTAL	200.00	200.00
8.00	Note -8		
	Inventories		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
8.01	Yes Bank Ltd. - Equity Share(WSAPL)	1,969.92	1,969.92
8.02	Stock in Trade - Rohini Mall Project*	57,981,944.90	57,981,944.90
8.03	TOTAL	57,983,914.82	57,983,914.82
	*Secured Against the (1) Mortgage on "Rohini Mall" situated at Sector-10, Rohini, New Delhi (2) First Mortgage and Charge on Receivables & Escrow Account (3) Pledge of 100% shares of the company.		
	*Pridhvi Asset Reconstruction and Securitization Company Ltd. (PARAS) in its capacity as trustee of PARAS- FAPL- 118 Trust has Further assigned the rights, title and interests in financial assistances granted to 'Fortune Assets Private Limited.' in favour of Edelweiss Asset Reconstruction Company Ltd. (EARC) executed on April 03, 2023.		
	EARC, pursuant to the provisions of SARFAEI Act, has taken over the physical possession of the "Rohini Mall" on 17.5.2024		
9.00	Note -9		
	Cash and Cash Equivalents		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
9.01	Cash in hand	16.74	51.12
	Bank Balance		
9.02	HDFC Bank Limited (Escrow Account)	633.52	633.52
9.03	Karnataka Bank	2,323.23	64.07
9.04	TOTAL	2,973.49	748.71
10.00	Note -10		
	Short-term Loans and Advances		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
10.01	TDS receivable	-	2,920.15
10.02	Advance to Parties	305,764.00	311,664.00
10.03	Advance recoverable in cash or kind	2,306.00	2,306.00
10.04	TOTAL	308,070.00	316,890.15
11.00	Note- 11		
	Revenue from operations		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
	Rent Income	-	-
	Other Interest Income	-	-
	Total	-	-
12.00	Note -12		
	Other expenses		
	Particulars	As at 31st March, 2025	As at 31st March, 2024
12.01	Audit Fees	277.00	150.00
12.02	Legal and Professional Fees.	120.00	3,958.00
12.03	Rent Expense	1,400.00	1,000.00
12.04	Roc Filing Fees	222.38	142.00
12.05	Book Keeping & Records Maintenance Charges	6,000.00	-
12.06	Rates & Taxes	-	180.00
12.07	Bank Charges	2.92	2.75
12.08	Misc Expenses	1,494.08	-
12.09	TOTAL	9,516.38	5,432.75



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FORTUNE ASSETS PRIVATE LIMITED**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2025***All amount in ' ₹ ' hundred, unless otherwise stated***Note - 13****Details with respect to the Benami properties**

No proceedings have been initiated or pending against the entity under the Benami Transactions (Prohibitions) Act, 1988 for the year ended 31 March 2025.

Note - 14**Undisclosed income**

There is no such income which has not been disclosed in the books of accounts. No such income is surrendered or disclosed as income during the year ended 31 March 2025 in the tax assessments under Income Tax Act, 1961.

Note - 15**Changes consequent to amendment to Schedule III of Companies Act, 2013**

Ministry of Corporate Affairs ("MCA") issued notifications dated March 24, 2021 to amend Schedule III to the Companies Act, 2013 (the "Amended Schedule III") to enhance the disclosures required to be made by the Company in its financial statements. These amendments are applicable to the Company for the financial period started from 01 April 2021. Hence Company has incorporated all the applicable amendments in its Financial Statements for the year ended 31 March 2025.

Note - 16**Details of Crypto Currency or Virtual Currency**

Profit or loss on transactions involving Crypto currency or Virtual Currency	No transaction during the year ended 31 March 2025
Amount of currency held as at the reporting date	No transaction during the year ended 31 March 2025
Deposits or advances from any person for the purpose of trading or investing in Crypto Currency / virtual currency	No transaction during the year ended 31 March 2025

Note - 17**Ratio Analysis**

The following are analytical ratios for the year ended :

Particulars	Numerator	Denominator	31 March 2025	31 March 2024	Variance
Current Ratio\$	Current Assets	Current Liabilities	8,178.76	13,859.58	-40.99%
Return on Equity Ratio*	PAT - Preference Dividend	Average Shareholder's Equity	(0.09)	(0.05)	75.17%
Return on Capital Employed#	Earning before Interest and Taxes	Capital Employed	(0.00)	(0.00)	75.20%
Debt Equity Ratio	Total Debt	Shareholder's Equity	222.47	214.64	3.65%

Variance reasons:-

\$ Variance mainly due to decrease in current liabilities in the current year.

* Variance due to decrease in Loss after tax in the current year

Variance due to increase in Earning before interest and taxes in the current year

Following ratios are not applicable in view of the fact that either numerator or denominator does not have any value:-

Debt service coverage ratio, Return on Investment, Net Profit ratio, Trade receivables turnover ratio, Trade payables turnover ratio, Net capital turnover ratio & Inventory turnover ratio.

Note - 18**Wilful Defaulter:**

No bank or financial institution has declared the company as "Wilful defaulter" during the year ended 31 March 2025

Note - 19**Details in respect of Utilization of Borrowed funds and share premium:**

Particulars	Description
Transactions where an entity has provided any advance, loan, or invested funds to any other person (s) or entity/ entities, including foreign entities.	No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies).
Transactions where an entity has received any fund from any person (s) or entity/ entities, including foreign entity.	The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities

Note - 20**Relationship with Struck off Companies:**

No transaction has been made with the company struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2025

Note - 21**Registration of charges or satisfaction with Registrar of Companies:**

All applicable cases where registration of charges or satisfaction is required with Registrar of Companies have been done. No registration or satisfaction is pending for the year ended 31 March 2025

Note - 22**Compliance with number of layers of companies:**

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 and no layers of companies has been established beyond the limit prescribed as per above said section / rules, during the year ended 31 March 2025

Note - 23**Loan or advances granted to the promoters, directors and KMPs and the related parties:**

No loan or advances in the nature of loans are granted to the promoters, directors, key managerial persons and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, during the year ended 31 March 2025 that are:

(a) repayable on demand or

(b) without specifying any terms or period of repayment



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Note- 24**Related Party Disclosures:**

In accordance with the requirements of accounting standards (AS) – 18 on Related Party Disclosures, the names of the related parties where control exists and/or with whom transactions have taken place during the year and description of relationships, as identified and certified by the management are given below:

Names of the related parties irrespective of whether transactions have occurred or not:

Directors and Key Management Personnel

1. Mr. Himanshu Garg (Director)
2. Mr. Sanjay Jha (Director)
- 3-Cool Estates Pvt Ltd (Common Control)
- 4-Real Growth Corporation Ltd (Common Control)

Related party transactions and balances outstanding

(Amount In Hundred)

Name of Party	Balance as on 31.03.2025	Balance as on 31.03.2024
Cool Estates Pvt Ltd		
Opening Balance-Receiveables	291,264.00	292,394.00
Received During the year	4,050.00	1,130.00
Paid During the year	-	-
Closing Balance-Receiveables	287,214.00	291,264.00
Real Growth Corporation Ltd		
Opening Balance-Receiveables	18,550.00	18,550.00
Received During the year	-	-
Paid During the year	-	-
Closing Balance-Receiveables	18,550.00	18,550.00

Note- 25**Contingent Liabilities and commitments**

The company has certain litigation cases pending; however, based on legal advice, the management does not expect any unfavorable outcome resulting in material adverse effect on the financial position of the Company. OCI which has been issued by the company are assigned to Edelweiss Asset Reconstruction Company Ltd in accordance to the term & condition to the agreement.

There are no other contingent liabilities and commitments to be reported as at 31 March 2025.

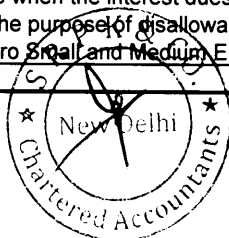
Note- 26**Employee Benefits**

No provision relating to ESI, Provident Fund contribution, Payment of Gratuity and leave encashment are required necessary as total number of employees are less than as required by Statutes.

Note- 27**Micro enterprises and small enterprises**

The Micro, Small and Medium Enterprises have been identified by the Company from the available information, which has been relied upon by the auditors. According to such identification, the disclosures in respect to Micro, Small and Medium Enterprise Development (MSMED) Act, 2006 is as follows:

Particular	31-Mar-25	31-Mar-24
The principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier as at the end of each accounting year	NIL	NIL
The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	NIL	NIL
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	NIL	NIL
The amount of interest accrued and remaining unpaid at the end of each accounting year; and	NIL	NIL
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006	NIL	NIL



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Note- 28**Segment reporting**

The operation of the company is in essence concentrated in a particular geographical area and in a particular product/service only. There are no separate reportable segments (business and/or geographical) in accordance with the requirements of Accounting Standard 17 Segment Reporting and hence, there are no additional disclosure to be provided other than those already provided in the financial statements.

Note-29

Since the management is of the opinion that there is no certainty of future profits, the provision for deferred tax has not been created as per AS-22.

Note-30

Expenses in foreign currency during the year (Royalty, Know how, professional and consultancy fees, interest and others) - NIL (Previous Year – NIL).

Note-31

Earning in foreign currency during the year – NIL (Previous Year – NIL).

Note-32

The company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposure towards receivables, payables or any other derivative instrument that have not been hedged.

Note-33

As per section 125 of the Companies act, 2013 there were no amount required to be credited to the Investor Education Protection Fund as at 31 March 2025

Note-34

The company had issued optionally convertible 37,500 numbers of debentures having face value of Rs. 1,00,000 each (Nominal Value) which had been issued in accordance with the terms of the resolutions dated March 30, 2019.

Note-35

The financial statement have been prepared on a going concern basis, as the management is confident on the company's ability to continue as a going concern for a foreseeable future in the view of business strategy and performance improvement measures to be taken by the management. As per Management the real estate market is improving significantly & good price appreciations in the property market is been observed by the management. The management believes that the company will be able to meet its operational and other commitments as they arise and the financial statements have been prepared on a going concern basis.

Note- 36

Previous year figures have been regrouped or rearranged, wherever necessary.

As per our report attached of even date

For SRPK & Co.

Chartered Accountants

Firm's Registration No.: 07488C

Santosh Kumar Sinha

(Partner)

Membership No. 088512

UDIN:

Place: New Delhi

Date:



For and on behalf of the Board of Directors of
Fortune Assets Private Limited

Himanshu Garg
Director
DIN: 08055616

Sanjay Kumar Jha
Director
DIN: 07792067