S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India
Tel : +91 22 6819 8000

INDEPENDENT AUDITOR'S REPORT

To the Members of Vypak Properties Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Vypak Properties Private Limited ("the Company"), which comprise the Balance sheet as at March 31 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its loss including other comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

We have determined that there are no other key audit matters to communicate in our report.

Other Information

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

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

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

Responsibilities of Management 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 including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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.

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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 with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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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

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 Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, 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 matters stated in the paragraph (i)(vi) below on reporting under rule 11(g).

   (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of 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 financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

   (e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act;

   (f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph (b) above on reporting under section 143(3)(b) and paragraph (i)(vi) below on reporting under rule 11 (g).

   (g) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

   (h) The provision of Section 197 read with Schedule V to the Act 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, as amended in our opinion and to the best of our information and according to the explanations given to us:

      i. The Company does not have any pending litigations which would impact its financial position;

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

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

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

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 understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures performed 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 (a) and (b) contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company.

vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that, audit trail feature is not enabled for direct changes to data when using certain access rights, as described in note 35 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of this accounting software. Additionally, the audit trail of prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective years.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

R Bansal

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

per Ravi Bansal
Partner
Membership Number: 049365

UDIN: 26049365VKUFWU2694

Mumbai
April 27, 2026

Annexure 1 referred to in paragraph under the heading "Report on the Other Legal and Regulatory Requirements" of our report of even date of Vypak Properties Private Limited

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

i. (a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(a)(B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.

(b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.

(c) There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), held by the Company and accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the Company.

(d) The Company has not revalued its property, plant and equipment or intangible assets during the year ended March 31, 2026.

(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

ii. (a) Physical verification of inventory has been conducted at reasonable intervals during the year by management. In our opinion, the coverage and procedure of such verification by the management is appropriate. There were no discrepancies of 10% or more noticed, in the aggregate for each class of inventory.

(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

iii. (a) During the year the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a), (c), (d), (e) and (f) of the Order is not applicable to the Company.

(b) During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to [companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.

iv. There are no loans, investments, guarantees, and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company.

v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

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vi. The Central Government has not specified the maintenance of cost records under Section 148(1) of the Companies Act, 2013, for the products/services of the Company.

vii. (a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, duty of customs, cess and other statutory dues applicable to it except for slight delays. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) There are no dues of goods and services tax, provident fund, employees' state insurance, income tax, customs duty, cess, and other statutory dues which have not been deposited on account of any dispute.

viii. The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

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

(b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) The Company did not have any term loans outstanding during the year hence, the requirement to report on clause (ix)(c) of the Order is not applicable to the Company.

(d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.

(f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.

x. (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares / fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

xi. (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.

(b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by the cost auditor or secretarial auditor or by us in Form ADT - 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

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

xii. The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii) of the Order is not applicable to the Company.

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CHARTERED ACCOUNTANTS

xiii. Transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.

xiv. (a) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(a) of the Order is not applicable to the Company.
(b) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(b) of the Order is not applicable to the Company.

xv. The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

xvi. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934. The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.

(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.

(d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.

xvii. The Company has incurred cash losses amounting to Rs. 1760.46 lakhs in the current year and amounting to INR 14.83 Lakhs in the immediately preceding financial year respectively.

xviii. There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.

xix. On the basis of the financial ratios disclosed in note 32 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

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xx. The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) and 3(xx)(b) of the Order is not applicable to the Company.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Ravi Bansal
Partner
Membership Number: 049365

UDIN: 26049365VKUFWU2694

Mumbai
April 27, 2026

Annexure 2 to the Independent Auditor's Report of even date on the Financial Statements of Vypak Properties Private Limited

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 Vypak Properties Private Limited ("the Company") as of March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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 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 ("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 the 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these 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, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, 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 these 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 with reference to these 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 these 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 these financial statements.

Meaning of Internal Financial Controls With Reference to these 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.

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Inherent Limitations of Internal Financial Controls With Reference to Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2026, 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 issued by the ICAI.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Ravi Bansal
Partner
Membership Number: 049365

UDIN: 26049365VKUFWU2694

Mumbai
April 27, 2026

Vypak Properties Private Limited
Balance sheet as at 31 March 2026

(Rs. in lakhs)

		Note No.	As at 31 March 2026	As at 31 March 2025
I	**ASSETS**			
	NON CURRENT ASSETS			
(a)	Property, plant and equipment	3	1,048.84	-
(b)	Capital Work in Progress	4	38.07	20.50
(c)	Financial assets			
	(i) Other financial assets	5	1.65	0.10
(d)	Non Current Tax assets	6	6.41	-
	SUB-TOTAL		**1,094.97**	**20.60**
	CURRENT ASSETS			
(a)	Inventories	7	40,073.18	36,418.88
(b)	Financial assets			
	(i) Investments	8	2,125.61	-
	(ii) Cash and cash equivalents	9	3,631.84	60.77
(c)	Other current assets	10	416.64	-
	SUB-TOTAL		**46,247.27**	**36,479.65**
	TOTAL		**47,342.24**	**36,500.25**
II	**EQUITY AND LIABILITIES**			
	EQUITY			
(a)	Equity share capital	11	1.00	1.00
(b)	Other equity	12	(1,786.21)	(14.83)
	SUB-TOTAL		**(1,785.21)**	**(13.83)**
	LIABILITIES			
	NON CURRENT LIABILITIES			
(a)	Financial liabilities			
	(i) Borrowings	13	33,636.36	23,420.24
(b)	Provisions	14	3.96	-
			33,640.32	**23,420.24**
	CURRENT LIABILITIES			
(a)	Financial liabilities			
	(i) Borrowings	13	-	476.21
	(ii) Trade payables	15		
	1) Total outstanding dues to micro enterprises and small enterprises		68.42	3.97
	2) Total outstanding dues of trade payables other than micro enterprises and small enterprises		5,885.85	12,550.11
	(iii) Other Financial liabilities	16	5,920.15	12.23
(b)	Other current liabilities	17	3,545.17	51.32
(c)	Provisions	14	5.57	-
(d)	Current Tax Liabilities		61.97	-
	SUB-TOTAL		**15,487.13**	**13,093.84**
	TOTAL		**47,342.24**	**36,500.25**
	Material accounting policies	2A		
	The accompanying notes are an integral part of these financial statements			

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003

per Ravi Bansal
Partner
Membership No: 049365
Place: Mumbai
Date: 27 April 2026

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

For and on behalf of Board of Directors of
Vypak Properties Private Limited
CIN: U68100MH2024PTC424443

Vypak Properties Private Limited

Keyur Shah
Director
DIN No: 00332145
Place : Mumbai
Date: 27 April 2026

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 27 April 2026

Nilam Hetal Shah
Company Secretary
Membership No: A20514
Place : Mumbai
Date: 27 April 2026

Vypak Properties Private Limited
Statement of profit and loss for the year ended 31 March 2026

(Rs. in lakhs)

	Particulars	Note No.	Year ended 31 March 2026	Period ended 31 March 2025
I	Revenue from operations	18	2.50	-
	TOTAL INCOME		**2.50**	**-**
II	**EXPENSES**			
	(a) Employee benefits expense	19	165.93	-
	(b) Finance costs	20	-	-
	(c) Depreciation and amortisation expense	21	51.05	-
	(d) Other expenses	22	1,490.27	14.83
	Total Expenses		**1,707.25**	**14.83**
III	**Loss before exceptional item and tax (I - II)**		**(1,704.75)**	**(14.83)**
IV	**Exceptional item**			
	Impact of Labour code	33	4.66	-
V	**Loss before tax (III-IV)**		**(1,709.41)**	**(14.83)**
VI	**Tax Expense**	23		
	(a) Current tax		61.97	-
	(b) Deferred tax		-	-
VII	**Loss for the year / period (V - VI)**		**(1,771.38)**	**(14.83)**
VIII	**Other Comprehensive income**		-	-
IX	**Total comprehensive loss (VII + VIII)**		**(1,771.38)**	**(14.83)**
X	**Earnings per equity share: (Face value of Rs 10 per share)**	24		
	(1) Basic earnings per share		(17,713.80)	(148.30)
	(2) Diluted earnings per share		(17,713.80)	(148.30)
	Material accounting policies	2A		
	The accompanying notes are an integral part of these financial statements			

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

per Ravi Bansal
Partner
Membership No: 049365
Place: Mumbai
Date: 27 April 2026

For and on behalf of Board of Directors of
Vypak Properties Private Limited
CIN: U68100MH2024PTC424443

Keyur Shah
Director
DIN No: 00332145
Place : Mumbai
Date: 27 April 2026

Gaurav Jain
Director
DIN No: 09189934
Place : Mumbai
Date: 27 April 2026

Vypak Properties Private Limited

Nilam Hetal Shah
Company Secretary
Membership No: A20514
Place : Mumbai
Date: 27 April 2026

Vypak Properties Private Limited
Statement of changes in equity for the year ended 31 March 2026

(Rs. in lakhs)

Particulars	Equity share capital		Other equity (Retained earnings)	Total equity
	Number of shares	Amount	Amount	
As at 01 April 2025	10,000	1.00	(14.83)	(13.83)
Issue of equity shares	-	-	-	-
Loss for the year	-	-	(1,771.38)	(1,771.38)
As at 31 March 2026	10,000	1.00	(1,786.21)	(1,785.21)
As at 30 April 2024	-	-	-	-
Issue of equity shares	10,000	1.00	-	1.00
Loss for the period	-	-	(14.83)	(14.83)
As at 31 March 2025	10,000	1.00	(14.83)	(13.83)

Material accounting policies - Refer note 2A

The accompanying notes are an integral part of these financial statements

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

per Ravi Bansal
Partner
Membership No: 049365
Place: Mumbai
Date: 27 April 2026

For and on behalf of Board of Directors of
Vypak Properties
CIN: U68100MH2024PTC424443

Keyur Shah
Director
DIN No: 00332145
Place : Mumbai
Date: 27 April 2026

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 27 April 2026

Vypak Properties Private Limited

Nilam Hetal Shah
Company Secretary
Membership No: A20514
Place : Mumbai
Date: 27 April 2026

Vypak Properties Private Limited
Cash flow statement for the year ended 31 March 2026

		Year ended 31 March 2026	Period ended 31 March 2025
			(Rs. in lakhs)
A.	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net loss before tax	(1,709.41)	(14.83)
	Add / (Less) :		
	Depreciation and amortisation expense	51.05	-
		(1,658.36)	**(14.83)**
	Working capital adjustments :		
	(Increase) in other financial asset	(1.48)	(0.10)
	(Increase) / decrease in inventories	941.05	(34,864.49)
	(Increase) in other current asset	(413.81)	-
	Increase / (decrease) in trade payables	(6,599.81)	12,554.08
	Increase in other current liabilities	3,493.85	51.32
	Increase in provision	9.53	-
	Increase in other financial liabilities	42.38	-
		(2,528.29)	**(22,259.19)**
	Less: Direct tax paid	(6.41)	-
	NET CASH FLOW USED IN OPERATING ACTIVITIES - (A)	**(4,193.06)**	**(22,274.02)**
B.	**CASH FLOW FROM INVESTING ACTIVITIES :**		
	Purchase of property, plant and equipment, including CWIP	(1,120.29)	(20.50)
	Purchase of investment	(10,799.46)	-
	Sale of investment	8,945.44	-
	NET CASH FLOW USED IN INVESTING ACTIVITIES - (B)	**(2,974.31)**	**(20.50)**
C.	**CASH FLOW FROM FINANCING ACTIVITIES :**		
	Proceeds from long term borrowings	33,636.36	22,033.52
	(Repayment) of long term borrowings	(22,033.52)	-
	Proceeds / (repayment) of short term borrowings	(476.21)	476.21
	Interest paid	(388.19)	(155.44)
	Proceeds from issue of share capital	-	1.00
	NET CASH FLOW GENERATED FROM FINANCING ACTIVITIES - (C)	**10,738.44**	**22,355.29**
	NET INCREASE IN CASH AND CASH EQUIVALENTS - (A+B+C)	**3,571.07**	**60.77**
	Cash and cash equivalents at the beginning of the year / period	60.77	-
	Cash and cash equivalents at the end of the year / period (Refer note 9)	**3,631.84**	**60.77**
	Reconcilition of cash and cash equivalents as per the cash flow statement		
	Cash and cash equivalents as per the above comprise of the following		
	Cash and cash equivalents	3,631.84	60.77
	Balance as per cash flow statement	**3,631.84**	**60.77**

Material accounting policies - Refer note 2A
The accompanying notes are an integral part of these financial statements

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003

per Ravi Bansal
Partner
Membership No: 049365
Place: Mumbai
Date: 27 April 2026

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

For and on behalf of Board of Directors of
Vypak Properties Private Limited
CIN: U68100MH2024PTC424443

Keyur Shah
Director
DIN No: 00332145
Place : Mumbai
Date: 27 April 2026

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 27 April 2026

Vypak Properties Private Limited

Nilam Hetal Shah
Company Secretary
Membership No: A20514
Place : Mumbai
Date: 27 April 2026

Vypak Properties Private Limited
Notes to financial statements for the year ended 31 March 2026

1. Corporate information

Vypak Properties Private Limited ("the Company") (CIN. U68100MH2024PTC424443), a wholly owned subsidiary of Birla Estates Private Limited, is a private company domiciled in India and is incorporated on April 30, 2024 under the provisions of the Companies Act 2013, applicable in India. The registered office of the company is located at Birla Aurora, Level 8, Dr Annie Besant Road, Worli, Mumbai 400030. The Company is principally engaged in the business of Real Estate.

The financial statements were authorised for issue in accordance with a resolution of the board of Directors on 27 April 2026.

2A. Material accounting policies

2.1 Basis of preparation

The financial statements of the company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirement of division II of Schedule III to Companies Act, 2013 (Ind AS compliant schedule III) as applicable to financial statement.

The financial statements have been prepared on a historical cost basis except for following assets and liabilities which have been measured at fair value or at revalued amount

- Certain financial asset and liability which have been measured at fair value (Refer accounting policy regarding financial instruments).
- Defined benefit plans

The financial statements are presented in Rs. and all values are rounded to nearest lakhs, except otherwise indicated.

2.2 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities. The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

The normal operating cycle of the Company depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

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2.3 Fair Value Measurement
The Company measures financial instruments, such as derivatives, investments etc, 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.

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

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.
All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

2.4 Revenue from contract with customer
Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer.

Goods and Service tax (GST) is not received by the Company on its own account. Rather, it is tax collected on value added to the commodity by the seller on behalf of the government. Accordingly, it is excluded from revenue.

a) Sale of real estate units
Revenue is recognized upon transfer of control of residential units or service to customers, in an amount that reflects the consideration the Company expects to receive in exchange for those residential units. The Company determines the performance obligations associated with the contract with customers at contract inception and also determine whether they satisfy the performance obligation over time or at a point in time. In case of residential units, the Company satisfies the performance obligation and recognises revenue at a point in time i.e., upon completion, receipt of occupancy certificate and transfer of control to the customers as per the agreement.

To estimate the transaction price in a contract, the Company adjusts the promised amount of consideration for the time value of money if that contract contains a significant financing component. The Company when adjusting the promised amount of consideration for a significant financing component is to recognise revenue at an amount that reflects the cash selling price of the transferred residential unit.

b) Interest Income
Interest income, including interest arising from other financial instruments, is accounted on an accrual basis at effective interest rate (EIR method).

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c) Other operating income

Interest on delayed receipts, income from cancellations or forfeitures, transfer fees, and similar charges from customers, is recognised at a point in time in accordance with the terms of the underlying customer agreements. Such income is recorded when the right to receive consideration arises and collection is reasonably certain.

Contract balances

Contract assets

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

Trade receivables

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

Contract liabilities

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

2.5 Taxes

Current 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 by the end of the reporting date.

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. Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences.

Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

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

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

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

2.6 Provisions

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Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.
The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2.7 Cash and cash equivalents
Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

2.8 Foreign currencies
The Company's financial statements are presented in Rs, which is also the Company's functional currency.
Transactions in foreign currencies are initially recorded by the Company at Rs spot rate at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

2.9 Financial instruments
A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.
Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments including derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables

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Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Gains or losses on liabilities held for trading are recognised in the profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.10 Inventories

Real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the P&L. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

2.11 Earnings per share:

Basic Earnings per share (EPS) amounts are calculated by dividing the profit for the period attributable to equity holders by the weighted average number of equity shares outstanding during the period.

2.12 Borrowing cost

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing. Borrowing costs allocated to qualifying assets pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period in which they are incurred.

2.13 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.

2.14 Segment Reporting

The Board of Directors monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements. The operating segments have been identified on the basis of nature of product / services.

The Board of Directors of the Company is the Chief Operating Decision Maker (CODM) who is assessing the financial performance and position of the Company and makes strategic decisions.

2.15 Property, plant and equipment

Property, plant and equipment are stated at their cost of acquisition/construction, net of accumulated depreciation and impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met, directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately

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based on their specific useful lives. Likewise, when a major inspection is performed its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in P&L as incurred.

Depreciation is recognised to amortise the cost of assets (other than freehold land and properties under construction) less their residual value over their useful lives, using the straight-line method. The estimated useful lives, residual value and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance.

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

Expenditure directly relating to construction activity is capitalised. Indirect expenditure incurred during construction period is capitalised to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is not related to the construction activity nor is incidental thereto is charged to the P&L.

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

2.16 Depreciation on property, plant and equipment
Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Asset Class	Useful life
Buildings	4 years – 6 years
Computers	3 years
Plant and equipment	3 years – 10 years
Electric installations	3 years – 10 years
Furniture & fixtures	3- 10 years
Office equipment	3-10 years
Vehicles	5 -10 years

The management has estimated the above useful life and the same is supported by technical expert which are different form useful life prescribed in Companies Act, 2013.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

2.17 Employee Benefits
Defined Contribution plans

Employee benefit in the form of Provident fund are defined contribution plans. The Company has no obligation, other than the contribution payable to the respective fund. The Company recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the

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contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Defined benefit plans

The Company provides for retirement benefit in the form of gratuity. The Company's liability towards this benefit is determined on the basis of actuarial valuation using Projected Unit Credit Method at the date of balance sheet.

Periodic contributions are charged to the P&L. The Company's liability is determined based on an actuarial valuation using the projected unit credit method.

Compensated absences

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit and this is shown under current provision in the Balance Sheet. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes and this is shown under long term provisions in the Balance Sheet. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to the P&L and are not deferred. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where the Company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

2B. Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure 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. Difference between actual results and estimates are recognised in the periods in which the results are known / materialised.

Estimates and assumptions:

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company has based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

a) Employee benefit plans

The Company's obligation on account of gratuity and compensated absences is determined based on 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, these liabilities are 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, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

Further details about gratuity obligations are given in note 31.

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b) Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. See Note 29 and 30 for further disclosures.

c) Useful Lives of Property, plant and equipment:

The Company uses its technical expertise along with historical and industry trends for determining the economic life of an asset/component of an asset. The useful lives are reviewed by management periodically and revised, if appropriate. In case of a revision, the unamortised depreciable amount is charged over the remaining useful life of the assets.

d) Deferred Tax

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 utilized. Significant management judgement is required to determine the amount of deferred tax asset that can be recognized based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

The Company has not recognized deferred tax asset on unused tax losses during the period since management is of the view that currently there is no certainty that there will be taxable profit available against which these losses will be utilized.

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Vypak Properties Private Limited
Notes to financial statement for the year ended 31 March 2026

Note 3: PROPERTY, PLANT AND EQUIPMENT

(Rs. in Lakhs)

Description	Buildings	Office equipments	Furniture and fixtures	Total
I. Gross block				
Balance as at 30 April 2024	-	-	-	-
Additions	-	-	-	-
Disposals	-	-	-	-
Balance as at 31 March 2025	-	-	-	-
Additions	985.46	42.30	72.13	1,099.89
Disposals	-	-	-	-
Balance as at 31 March 2026	985.46	42.30	72.13	1,099.89
II. Accumulated depreciation				
Balance as at 30 April 2024	-	-	-	-
Depreciation expense for the period	-	-	-	-
Disposals	-	-	-	-
Balance as at 31 March 2025	-	-	-	-
Depreciation expense for the year	46.16	1.83	3.06	51.05
Disposals	-	-	-	-
Balance as at 31 March 2026	46.16	1.83	3.06	51.05
III. Net block				
Balance as at 31 March 2026	939.30	40.47	69.07	1,048.84
Balance as at 31 March 2025	-	-	-	-

Notes :-

(i) During the year ended 31 March 2026 and 31 March 2025, no impairment indicators existed for any of its Cash Generating Unit (CGU) and accordingly no provision for impairment has been recognised.

(ii) Capitalised borrowing cost : No borrowing costs are capitalised on property, plant and equipment under construction (31 March 2025: NIL)

NOTE 4: CAPITAL WORK IN PROGRESS (CWIP)

Particular	**As at 31 March 2026**	**As at 31 March 2025**
Opening balances	20.50	-
Add: Additions during the year / period	1,117.46	20.50
Less: Capitalization / deductions during the year / period	(1,099.89)	-
Closing balances	**38.07**	**20.50**

(i) Ageing schedule

Description	Amount in CWIP for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
As at 31 March 2026					
Capital work in progress					
Projects in progress	38.07	-	-	-	38.07
As at 31 March 2025					
Capital work in progress					
Projects in progress	20.50	-	-	-	20.50

There are no projects whose completion is overdue or has exceeded its cost compared to its original plan during the financial year 2025-26.

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Vypak Properties Private Limited

Vypak Properties Private Limited
Notes to financial statement for the year ended 31 March 2026

(Rs. in Lakhs)

NOTE : 5 **NON CURRENT OTHER FINANCIAL ASSETS**

		As at 31 March 2026	As at 31 March 2025
	Financial asset at amortised cost		
	(Unsecured considered good, unless otherwise specified)		
(a)	Security deposit	0.10	0.10
(b)	Fixed deposit with maturity more than 12 months	1.55	-
	Total	**1.65**	**0.10**

NOTE : 6 **NON CURRENT TAX ASSET**

	As at 31 March 2026	As at 31 March 2025
TDS receivable	6.41	-
Total	**6.41**	**-**

NOTE : 7 **INVENTORIES**
(At cost or net realisable value, whichever is lower)

		As at 31 March 2026	As at 31 March 2025
(a)	Construction work in progress (including land) (Refer note (i) below)	40,073.18	36,418.88
	Total	**40,073.18**	**36,418.88**

Note:

(i) **Movement in Inventory Construction Work in Progress**

Particulars	As at 31 March 2026	As at 31 March 2025
Opening Construction work in Progress	36,418.88	-
Add: Cost incurred during the period		
Land Cost	(2,000.00)	34,551.48
Finance Cost	4,867.11	1,554.39
Other Construction and Development Cost	787.19	313.01
Total Cost	**40,073.18**	**36,418.88**

(ii) Borrowing cost inventorised during the year ended 31 March 2026 amounts to Rs. 4,867.11 Lakhs (31 March 2025: Rs. 1554.39 Lakhs).

NOTE : 8 **CURRENT INVESTMENT**

	As at 31 March 2026	As at 31 March 2025
Investment carried at Fair value through profit and loss		
Unquoted		
Investment in various mutual funds units	2,125.61	-
Total	**2,125.61**	**-**
Aggregate value of unquoted investments	2,125.61	-

NOTE : 9 **CASH AND CASH EQUIVALENTS**
(At amortised cost)

		As at 31 March 2026	As at 31 March 2025
(a)	Balances with banks		
	- Current accounts*	3,625.56	10.77
(b)	Cheques on Hand	6.28	50.00
	Total	**3,631.84**	**60.77**

* includes Rs 461.89 Lakhs (31 March 2025: Rs Nil) held in escrow account for project under Real Estate (Regulation and Development) Act, 2016 ("RERA"). The money can be utilized for payments of specific project only.

NOTE : 10 **OTHER CURRENT ASSETS**
(Unsecured, considered good, unless otherwise stated)

		As at 31 March 2026	As at 31 March 2025
	Advances other than capital advance		
(a)	Advance to vendors	10.26	-
(b)	Other receivable from related party	0.56	-
(c)	Other Assets - Brokerage	405.82	-
	Total	**416.64**	**-**

Vypak Properties Private Limited

Notes to financial statement for the year ended 31 March 2026

(Rs. in lakhs)

NOTE : 11 EQUITY SHARE CAPITAL

		As at 31 March 2026	As at 31 March 2025
(a)	**Authorised :**		
	50,000 (31 March 2025: 50,000) Equity shares of Rs.10/- each.	5.00	5.00
		5.00	**5.00**
(b)	**Issued, Subscribed and paid up :**		
	10,000 (31 March 2025: 10,000) Equity shares of Rs.10/- each.	1.00	1.00
		1.00	**1.00**

(c) **Terms / right attached to equity shares**

The Company has only one class of equity share. Each shareholder is eligible for one vote per share. The dividend proposed by the Board is subject to the approval of shareholders except in case of interim dividend. No dividend has been proposed or paid by the Company during the year. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts in proportion to their shareholding.

(d) **Reconciliation of the number of shares outstanding at the beginning and at the end of the year.**

Particulars	Opening	Fresh Issue	Closing
Equity shares with voting rights			
Year ended 31 March 2026			
No. of shares	10,000	-	10,000
Amount (Rs. in Lakhs)	1.00	-	1.00
Period ended 31 March 2025			
No. of shares	-	10,000	10,000
Amount (Rs. in Lakhs)	-	1.00	1.00

(e) **Shareholders holding more than 5% shares of the Company**

Class of shares / Name of shareholder	As at 31 March 2026		As at 31 March 2025	
	Number of shares held	Percentage	Number of shares held	Percentage
Equity shares with voting rights				
Birla Estates Private Limited	9,999	99.99%	9,999	99.99%
Total	**9,999**	**99.99%**	**9,999**	**99.99%**

(f) The Company has not issued any equity shares as bonus or for consideration other than cash and has not bought back any shares since date of incorporation till 31 March 2026.

(g) **Details of shares held by promoters**

Particulars	No. of shares at the beginning of the period	Change during the period	No. of shares at the end of the period	% of Total shares	% change during the period
Year ended 31 March 2026					
Equity shares of Rs. 10 each fully paid					
Birla Estates Private Limited ('BEPL')	9,999	-	9,999	99.99%	-
Keyur Shah, as nominee of BEPL	1	-	1	0.01%	-
	10,000	**-**	**10,000**	**100%**	
Period ended 31 March 2025					
Equity shares of Rs. 10 each fully paid					
Birla Estates Private Limited ('BEPL')	-	9,999	9,999	99.99%	100%
Keyur Shah, as nominee of BEPL	-	1	1	0.01%	100%
	-	**10,000**	**10,000**	**100%**	

NOTE : 12 OTHER EQUITY

		As at 31 March 2026	As at 31 March 2025
(a)	**Retained earnings**		
	Balance at the beginning of the year / period	(14.83)	-
	Loss for the year / period	(1,771.38)	(14.83)
	Balance at the end of the year / period	**(1,786.21)**	**(14.83)**

Nature and purpose of reserves

Retained earnings are the losses incurred till date by the Company

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Vypak Properties Private Limited

NOTE : 13 BORROWINGS

(Rs. in lakhs)

		As at 31 March 2026		As at 31 March 2025	
		Non Current	Current	Non Current	Current
	Measured at amortised cost				
	Unsecured				
(a)	Loan from holding company including interest accrued (Rate of interest as at 31 March 2025 :- 9% p.a) (The loan has been repaid in July 25, interest rate upto July 25 - 9%)	-	-	23,420.24	-
(b)	Working capital loan from holding company (Rate of interest as at 31 March 2025:- 9% p.a) (The loan has been repaid in July 25, interest rate upto July 25 - 9%)	-	-	-	476.21
(c)	14,800 (31 March 2025: Nil) non convertible debentures of Rs 1,00,000 face value (31 March 2025: Rs Nil) each fully paid up (refer note (i), (iii) and (iv) below) (Rate of interest as at 31 March 2026: 8% p.a.) (Repayable from project surplus cash flow)	14,800.00	-	-	-
	Measured at fair value through profit and loss				
	Unsecured				
(a)	Optionally convertible debenture (Refer note (iii) and (v) below) 18,83,63,638 (31 March 2025: Nil) debentures of Rs 10 face value (31 March 2025: Rs Nil) each fully paid up (Rate of interest as at 31 March 2026: 8% p.a.) (Repayable from project surplus cash flow)	18,836.36	-	-	-
	Total	33,636.36	-	23,420.24	476.21

Note

(i) The Company has complied with all debt covenants prescribed in trust deed

(ii) The Company has not defaulted on any loans payable during the year.

(iii) Distribution Committee (DC) comprises of nominated members as per the investors right agreement. DC has power to decide the interest rate over the minimum interest rate stipulated in the agreement. No meeting of DC was held during the year ended 31 March 2026. Accordingly, no additional interest has been accrued on Debentures other than the minimum coupon rate stipulated in the agreement from the date of issuance of the instrument till 31 March 2026.

(iv) In June 2025, the Company issued 14,800 unsecured non convertible debentures of Rs 1 Lakh each amounting to Rs 14,800.00 Lakhs through private placement. The issue proceeds have been utilized for the objects i.e. for the Project including initial working capital required for kick-off and launch, land purchase and any other costs incurred in relation thereto amounting to Rs 14645.00 Lakhs. The balance issued proceeds have been temporarily invested in mutual funds. Unless redeemed earlier in accordance with the Deed and as per the Distribution Waterfall Mechanism, the Company shall redeem all the Debentures in full on the Final Redemption Date i.e. June 2045 (20 years from deemed date of allotment).

(v) In June 2025, the Company issued 18,83,63,638 unsecured optionally convertible debentures of Rs 10 each amounting to Rs 18,836.36 Lakhs through private placement. Unless converted or redeemed earlier in accordance with the Investor Rights Agreement and as per the Distribution Waterfall Mechanism, the Company shall redeem all the Debentures on expiry of term of debentures i.e June 2045 (20 years from deemed date of allotment).

NOTE : 13(a) Changes in liabilities arising from financing activities and non-cash financing and investing activities

Particulars	1 April 2025	Cashflow	Other (refer note (i) below)	31 March 2026
Non current borrowings				
Loan from holding company	23,420.24	(22,033.52)	(1,386.72)	-
Redeemable nonconvertible debenture	-	14,800.00	-	14,800.00
Optionally convertible debenture	-	18,836.36	-	18,836.36
Current borrowings				
Working capital loan from holding company	476.21	(476.21)	-	-
Total	23,896.45	11,126.63	(1,386.72)	33,636.36

Particulars	1 April 2024	Cashflow	Other (refer note (ii) below)	31 March 2025
Non current borrowings				
Loan from holding company	-	22,033.52	1,386.72	23,420.24
Current borrowings				
Working capital loan from holding company	-	476.21	-	476.21
Total	-	22,509.73	1,386.72	23,896.45

Note:

(i) Amount includes Rs 1386.72 lakhs regrouped as interest accrued persuant to repayment of loan, disclosed under the head "other current financial liability"

(ii) Amount includes Rs 1386.72 lakhs being interest accrued on long term loan from holding company, disclosed as borrowing.

NOTE : 14 PROVISIONS

	As at 31 March 2026		As at March 31, 2025	
	Non Current	Current	Non Current	Current
Provision for employee benefits				
Leave entitlement	-	5.46	-	-
Gratuity (Refer note 31)	3.96	0.11	-	-
Total	3.96	5.57	-	-

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Vypak Properties Private Limited

NOTE : 15 TRADE PAYABLES

(At amortised cost)

(Rs. in lakhs)

	As at 31 March 2026	As at 31 March 2025
Trade payable - Micro and small enterprises	68.42	3.97
Trade payable - Other than micro and small enterprises	5,885.85	12,550.11
Total	**5,954.27**	**12,554.08**
- Related parties (Refer Note 25)	224.16	-
- Others	5,730.10	12,554.08

Notes

(i) The above information has been provided as available with the Company to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED Act. There are no amounts paid / payable towards interest / principal under the MSMED.

(ii) Trade payables are non interest bearing and are normally settled on 60-90 days terms. There are no other amounts paid / payable towards interest / principal under the MSMED Act.

(iii) Trade payables ageing schedule

(Rs. in lakhs)

Particulars	Outstanding for the following periods from the invoice date					
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Provision for expenses	Total
As at 31 March 2026						
Total undisputed outstanding dues of micro enterprises and small enterprises	68.42	-	-	-	-	68.42
Total undisputed outstanding dues of creditors other than micro enterprises and small enterprises	437.07	5,040.65	-	-	408.13	5,885.85
Total	**505.49**	**5,040.65**	**-**	**-**	**408.13**	**5,954.27**
As at 31 March 2025						
Total undisputed outstanding dues of micro enterprises and small enterprises	3.97	-	-	-	-	3.97
Total undisputed outstanding dues of creditors other than micro enterprises and small enterprises	12,544.17	-	-	-	5.94	12,550.11
Total	**12,548.14**	**-**	**-**	**-**	**5.94**	**12,554.08**

NOTE : 16 OTHER CURRENT FINANCIAL LIABILITIES

(At amortised cost)

	As at 31 March 2026	As at 31 March 2025
Interest accrued		
-On term loan from related party (refer note 25)	3,948.96	12.23
-On non convertible debentures	899.97	-
-On optionally convertible debentures	1,028.84	-
Earnest money on booking of residential flats	27.85	-
Employee related dues	14.53	-
Total	**5,920.15**	**12.23**

NOTE : 17 OTHER CURRENT LIABILITIES

	As at 31 March 2026	As at 31 March 2025
Statutory dues		
- Taxes payable (other than income taxes)	205.12	51.32
- Provident fund payable	1.80	-
Advance received from customers against sale of flat	3,338.25	-
Total	**3,545.17**	**51.32**

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(Rs. in lakhs)

NOTE : 18 **REVENUE FROM OPERATIONS**

		Year ended 31 March 2026	Period ended 31 March 2025
(a)	Other operating income:		
	-Cancellation Charges on Flat sale	2.50	-
	Total	**2.50**	**-**

Note (a) - Transaction price

Transaction price as per agreement is same as revenue from contract with customers.

Note (b) - Disaggregation of revenue information

The company us is engaged Primarily in the business of real estate construction.

	Year ended 31 March 2026	Period ended 31 March 2025
In India	-	-
Outside India	-	-
Total revenue from contracts with customers	-	-
Timing of revenue recognition		
Goods transferred at a point in time	-	-
Services transferred over time	-	-
Total revenue from contracts with customers	-	-

Note (c) - Contract balances

Particulars	Year ended 31 March 2026	Period ended 31 March 2025
Contract liabilities		
Opening balance	-	-
Advance received during the year and not recognized as revenue	3,338.25	-
Revenue recognised during the year	-	-
Closing balance	3,338.25	-

Note (d) - Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted prices

Revenue as per contract prices	-	-
Adjustment		
Discount	-	-
Revenue from the contract with customers	-	-

Note (e) - Remaining performance obligation

In case of residential units, the company satisfies the performance obligation and recognise the revenue at a point in time i.e. upon transfer of control of residential unit. For the projects where company has not satisfied the performance obligation as at 31 March 2026, it expects to recognise the revenue in the following time band :

Time band	Year ended 31 March 2026	Period ended 31 March 2025
More than 3 years	31,049.55	-
Less than 3 years	-	-

NOTE : 19 **EMPLOYEE BENEFITS EXPENSE**

	Year ended 31 March 2026	Period ended 31 March 2025
Salaries, wages, bonus etc.	145.35	-
Contributions to provident fund (Refer note 31)	0.92	-
Gratuity expenses (Refer note 31)	3.32	-
Staff welfare expenses	16.34	-
Total	**165.93**	**-**

NOTE : 20 **FINANCE COST**

	Year ended 31 March 2026	Period ended 31 March 2025
Interest on debts and borrowings	4,867.11	1,554.39
Less: Borrowing costs inventorised	(4,867.11)	(1,554.39)
Total	-	-

Note:

The Company has incurred project related cost for the period from June 20, 2024 to June 30, 2025 on which interest has been accrued at the rate of 17% per annum till March 31, 2026 amounting to Rs 4378.37 lakhs and will be payable to Birla Estates Private Limited. The said interest has been inventorized as part of project cost.

NOTE : 21 **DEPRECIATION AND AMORTIZATION EXPENSE**

	Year ended 31 March 2026	Period ended 31 March 2025
Depreciation on property, plant and equipment (Refer note 3)	51.05	
Total	**51.05**	-

NOTE : 22 **OTHER EXPENSES**

	Year ended 31 March 2026	Period ended 31 March 2025
Payment to auditors (refer note A below)	11.69	6.49
Miscellaneous expenses	489.70	8.34
Professional & Consultancy Charges	2.31	-
Advertisment expense	986.57	-
Total	**1,490.27**	**14.83**

Note (A) Payment to auditors

Statutory audit fees	7.67	2.36
Limited review	3.54	-
Certification and other fees	0.30	4.13
Reimbursement of expense	0.18	-
	11.69	**6.49**

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Vypak Properties Private Limited

NOTE : 23 **INCOME TAX**

		Year ended 31 March 2026	Period ended 31 March 2025
a)	**Tax expense recognised in the statement of profit and loss**		
	Current tax (refer note (i) below)	61.97	-
	Deferred tax	-	-
	Net tax expenses recognised in the statement of profit and loss	61.97	-
b)	Income tax recognised in other comprehensive income	-	-
c)	Amounts recognised directly in equity	-	-
d)	**Reconciliation of income tax expense and the accounting profit multiplied by Company's tax rate:**		
	Loss before tax	(1,709.41)	(14.83)
	Income tax (expense)/income calculated at 25.17%	430.26	3.73
	Effect of deferred tax asset not recognized on tax losses	(430.26)	(3.73)
	Tax on capital gain	61.97	-
	Income tax expense recognised in statement of profit or loss	61.97	-

Note: The tax rate used for above tax reconciliation is 25.17% (31 March 2025 is 25.17%)

(i) The gain on sale of mutual funds is netted off against cost of inventories as the same are gains on funds temporarily invested in mutual funds pertaining to project money. However, the Company has offered the gain to tax under the head "capital gains" during the year.

(ii) Deferred tax asset have not been recognised in respect of these business losses as it is not probable that sufficient taxable profit will be available in the future against which net deferred asset can be utilised and there are no other tax planning opportunity or other evidence of recoverability in the near future.

e) The Company has not recognised deferred tax asset on tax loss as at 31 March 2026 of Rs 433.99 lakhs (31 March 2025 - Rs 3.73 lakhs)

NOTE : 24 **EARNINGS PER SHARE (EPS)**

	Year ended 31 March 2026	Period ended 31 March 2025
Loss for the year / period	(1,771.38)	(14.83)
Weighted average number of equity share outstanding	10,000	10,000
Basic and diluted earnings per share (Rs.)	(17,713.80)	(148.30)

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Vypak Properties Private Limited

Note 25: RELATED PARTY DISCLOSURE

Relationships:

(a) Where the control exists:

Ultimate Holding Company

Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited)

Holding Company:

Birla Estates Private Limited

(b) Key management personnel/directors

Director

Keyur Shah
Gaurav Jain
Nilam Hetal Shah (Appointment w.e.f. 06.06. 2025)

(Rs. in lakhs)

Name of the related party	Nature of Transactions	Year ended 31 March 2026	Period ended 31 March 2025
Birla Estates Private Limited	Loans taken	-	22,509.73
	Loan repaid	22,509.73	-
	Optionally convertible debenture issued	18,836.36	-
	Interest expense	3,967.14	1,554.39
	Reimbursement of expense	2.27	-
	Development management fee	242.13	-
	Investment in share capital	-	1.00
Key Management Personnel	Remuneration to KMP	2.46	-

Name of the related party	Balances outstanding with Related Parties	As at 31 March 2026	As at 31 March 2025
Birla Estates Private Limited	Loans taken	-	22,509.73
	Optionally convertible debenture	18,836.36	-
	Interest payable on optionally convertible debenture	1,028.84	-
	Interest payable (considered as loan)	-	1,386.72
	Accrued interest	3,948.96	12.23
	Development fee payable	221.89	-
	Reimbursement of expense payable	2.27	-
Key Management Personnel	Remuneration to KMP	0.23	-

Terms and conditions of transactions with related parties

The development management fee and loans from related parties are made on terms equivalent to those that prevail in arm's length transactions. The non current borrowings are generally repayable after period of 5 years from project surplus at interest rates of 8% per annum. For terms related to Optionally convertible debenture refer note 13. Outstanding balances at the year end are unsecured and settlement occurs in cash. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

NOTE 26: CONTINGENT LIABILITY AND CAPITAL COMMITMENTS

Particular	As at 31 March 2026	As at 31 March 2025
Capital commitments		
Estimated amount of contract remaining to be executed on capital account and not provided for	135.12	-

There are no amount of claims against the Company that are not acknowledged as debts or guarantees. There is no contingent liability as of 31 March 2026 (31 March 2025: Nil).

NOTE 27: SEGMENT REPORTING

Based on the "Management Approach" as defined in Ind AS 108 - Operating Segments, the Board of Directors evaluates the Company's performance and allocates resources based on an analysis of various performance indicators of business, the segments in which the Company operates. The Company is primarily engaged in the business of real estate development which the Management and CODM recognise as the sole business segment. Hence disclosure of segment-wise information is not required and accordingly not provided.

Note 28: CAPITAL MANAGEMENT

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

Since equity is negative as at 31 March 2026 and 31 March 2025 hence debt equity ratio is not computed.

Note 29: FINANCIAL RISK MANAGEMENT FRAMEWORK

The Company's principal financial liabilities comprise of borrowings, trade payables and advance received against sale of residential flats. The Company's principal financial assets include cash and cash equivalents and other financial assets that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management provides assurance that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

A. Credit risk

Credit risk is the risk that counter party will not meet its obligation under a financial instrument or customer contract leading to a financial loss. Since there is no trade receivable during the year hence the company is not exposed to credit risk.

B. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of three types of risks – interest rate risk, currency risk and equity price risk.

(i) Currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The company's exposure to the risk of changes in foreign exchange rates relates primarily to operating activity (when revenue or expense denominated in foreign currency) Company currently does not have any foreign currency exposure.

(ii) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. As the company does not have any floating interest rate borrowing or deposit, it is not exposed to interest rate risk.

(iii) Equity Price Risk

The Company is not exposed to equity price risk which arise from investment measured at fair value through profit and loss as the company holds no such investment.

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Vypak Properties Private Limited ★

Vypak Properties Private Limited
Notes to financial statement for the year ended 31 March 2026

C. Liquidity risk

(i) Liquidity risk management
The Company manages liquidity risk by continuously monitoring forecast and actual cash flows on daily, monthly and yearly basis. The Company ensures that there is a free credit limit available at the start of the year which is sufficient for repayments getting due in the ensuing year.

(ii) Maturities of financial liabilities
The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

(Rs. in lakhs)

Particulars	On Demand	Less than 3 months	3 to 12 months	1-5 years	> 5 years	Total
As at 31 March 2026						
Long term borrowings, including interest accrued	-	-	-	-	33,636.36	33,636.36
Trade payables						
-Trade payables - micro, small & medium enterprises	-	68.42	-	-	-	68.42
-Trade payables - other than micro, small & medium enterprises	-	-	5,885.85	-	-	5,885.85
Other financial liabilities						
-Interest accrued on short term borrowing	-	-	3,948.96	-	-	3,948.96
-On non convertible debentures	-	-	899.97	-	-	899.97
-On optionally convertible debentures	-	-	1,028.84	-	-	1,028.84
Earnest money on booking of residential flats	27.85	-	-	-	-	27.85
Employee related dues	-	-	14.53	-	-	14.53
Total	**27.85**	**68.42**	**11,778.15**	**-**	**33,636.36**	**45,510.78**
As at 31 March 2025						
Long term borrowings, including interest accrued	-	-	-	-	23,420.24	23,420.24
Short term borrowings						
-working capital loan	476.21	-	-	-	-	476.21
Trade payables						
-Trade payables - micro, small & medium enterprises	-	3.97	-	-	-	3.97
-Trade payables - other than micro, small & medium enterprises	-	-	12,550.11	-	-	12,550.11
Other financial liabilities						
-Interest accrued on short term borrowing	-	-	12.23	-	-	12.23
Total	**476.21**	**3.97**	**12,562.34**	**-**	**23,420.24**	**36,462.76**

(iii) Maturities of financial assets
The following table details the Company's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

(Rs. in lakhs)

Particulars	On Demand	Less than 3 months	3 to 12 months	1-5 years	> 5 years	Total
As at 31 March 2026						
Other financial assets						
-Security deposit	-	-	-	0.10	-	0.10
-Fixed deposit with maturity more than 12 months	-	-	-	1.55	-	1.55
Cash and cash equivalents	3,631.84	-	-	-	-	3,631.84
Investments	-	2,125.61	-	-	-	2,125.61
Total	**3,631.84**	**2,125.61**	**-**	**1.65**	**-**	**5,759.11**
As at 31 March 2025						
Other financial assets						
-Security deposit	-	-	-	0.10	-	0.10
Cash and cash equivalents	-	60.77	-	-	-	60.77
Total	**-**	**60.77**	**-**	**0.10**	**-**	**60.87**

Note 30: FAIR VALUE MEASUREMENT
Financial assets and liabilities that are measured at amortized cost

(Rs. in lakhs)

Particulars	As at 31 March 2026		As at 31 March 2025	
	Carrying value	Amortised cost	Carrying value	Amortised cost
Financial asset (amortized cost)				
Other financial assets				
-Security deposit	0.10	0.10	0.10	0.10
-Fixed deposit with maturity more than 12 months	1.55	1.55	-	-
Cash and cash equivalents	3,631.84	3,631.84	60.77	60.77
Total	**3,633.50**	**3,633.50**	**60.87**	**60.87**
Financial liabilities (amortized cost)				
Long term borrowings, including interest accrued	15,699.97	15,699.97	23,420.24	23,420.24
Short term borrowings				
-working capital loan	-	-	476.21	476.21
Trade payables				
-Trade payables - micro, small & medium enterprises	68.42	68.42	3.97	3.97
-Trade payables - other than micro, small & medium enterprises	5,885.85	5,885.85	12,550.11	12,550.11
Other financial liabilities				
-interest accrued on short term borrowing	3,948.96	3,948.96	12.23	12.23
Total	**25,603.20**	**25,603.20**	**36,462.77**	**36,462.77**

The fair value of above financial assets and liabilities approximate their carrying amount

Particulars	Fair value as at		Fair value hierarchy
	March 31, 2026	March 31, 2025	
Financial assets at fair value through profit and loss			
Investment in various mutual fund units	2,125.61	-	Level 2
Financial liabilities at fair value through profit and loss			
Long term borrowings	18,836.36	-	Level 3

Fair value technique and key inputs used:
Fair value of mutual fund are based on NAV of the fund at reporting date.
Borrowings in the nature of optionally convertible debentures have been valued based on independent valuation reports using discounted cash flow techniques.
These valuations incorporate significant unobservable inputs, including projected project cash flows, discount rates, and credit risk assumptions, and are accordingly classified under Level 3 of the fair value hierarchy

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Note 31: EMPLOYEE BENEFITS

Disclosures pursuant to - "Employee benefits expense"

(a) Defined contribution plan:
The Company's contribution to provident fund amounting to Rs. 0.92 lakhs (31 March 2025: Rs. Nil) has been recognised in the statement of profit and loss under the head employee benefits expense.

(b) Defined benefit plan:

i) Gratuity

The Company has a defined benefit gratuity plan (non-funded) as at March 31, 2026.The Company's defined benefit gratuity plan is a final salary plan for employees, which requires contributions to be made to a separately administered fund. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at retirement age.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

Gratuity	Valuation as at	
	31 March 2026	31 March 2025
Employee attrition rate	11.00%	-
Discount rate	7.07%	-
Expected rate of salary increase	8.00%	-

Defined benefit plans – as per actuarial valuation on 31 March 2026

Particulars	31 March 2026	31 March 2025
I. (a) Expense recognised in the Statement of profit and loss		
Current service cost	4.06	-
Net interest expense	-	-
Components of defined benefit costs recognised in profit or loss	4.06	-
I. (b) Included in other Comprehensive Income		
Remeasurement of (gain) / loss	-	-
Return on plan asset	-	
	-	-
II. Change in the obligation during the year ended 31 March 2026		
1. Present value of defined benefit obligation at the beginning of the year	-	-
2. Current service cost	4.06	-
3. Interest Expense	-	-
4. Benefits paid	-	-
5. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actuarial gain / loss arising from:		
i. Experience Adjustments	-	-
	-	-
Present value of defined benefit Obligation at the end of the year	4.06	-
III. Change in fair value of assets during the year		
1. Fair value of plan assets at the beginning of the year	-	-
2. Fair Value of plan assets to be transferred in from holding company	-	-
3. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actual Return on plan assets in excess of the expected return	-	-
Fair value of plan assets at the end of the year	-	-

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

Principal assumption	Year	Changes in assumption	Impact on defined benefit obligation	
			Increase in assumption	Decrease in assumption
Discount rate	2026	1%	(0.39)	0.45
	2025	1%	-	-
Salary growth rate	2026	1%	0.43	(0.37)
	2025	1%	-	-

Maturity profile of defined benefit obligation for the next 10 years (undiscounted amount)

Particulars	31 March 2026	31 March 2025
Within 1 year	0.01	-
Between 2 and 5 years	1.06	-
Between 5 and 10 years	2.25	-
Beyond 10 years	-	-
Total	3.32	-

The weighted average remaining duration of the defined benefit obligation as at 31 March 2026 is 7.56 years (31 March 2025: Nil)

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Vypak Properties Private Limited *

Vypak Properties Private Limited
Notes to financial statement for the year ended 31 March 2026

Note 32: Ratio Analysis and its elements

Ratio	Numerator	Denominator	31 March 2026	31 March 2025	% change	Remarks
Current ratio	Current assets	Current liabilities	2.99	2.79	7.17%	-
Debt equity ratio	Total debt	Shareholder's Equity	-	-	-	Refer note (iii) below
Debt service coverage ratio	Earnings for debt service= Net profit after tax + non cash operating expense	Debt service= Interest payment + principal repayments	-	-	-	Refer note (iii) below
Return on equity ratio	Net profit / (loss) after taxes	Total shareholder's equity	99.23%	107.23%	-7.48%	-
Inventory turnover ratio	Cost of goods sold	Average Inventory	-	-	-	Refer note (i) below
Trade receivable turnover ratio	Net sales = Gross sales - sales return	Average trade receivable	-	-	-	Refer note (i) below
Trade payable turnover ratio	Net purchases = Gross purchases - purchase return	Average trade payables	-	-	-	Refer note (i) below
Net capital turnover ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	-	-	-	Refer note (i) below
Net profit ratio	Net profit	Net sales = Total sales - sales return	-	-	-	Refer note (i) below
Return on capital employed	Earnings before interest and taxes	Capital employed = Net worth + Total debt	(5.37%)	(0.06%)	-88.50%	On account of loss during the year and increase in borrowings
Return on investment	Interest (finance income)	Investment	-	-	-	Refer note (ii) below

Notes
(i) Since the company is not generating any revenue and profits during the current year and previous period, hence the ratios are not computed.
(ii) The Company does not have investment and interest income, hence the ratio is not computed.
(iii) The Company has no debt which is required to be serviced during the year and accordingly debt equity ratio and debt service coverage ratio are not applicable to the Company.

Note 33:

The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz. the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "New Labour Codes"). These Codes have been made effective from 21st November, 2025. The corresponding supporting rules under these Codes are yet to be notified. The labour codes, amongst other things, introduce changes including a uniform definition of wages and enhanced benefits relating to leave. The Company has assessed the financial implications of these changes, resulting in an increase in gratuity and leave liability by Rs 4.66 lakhs. Considering that the impact arising out of enactment of the new legislation is an event of a non-recurring nature, the Company has presented this incremental amount as "Impact of Labour Codes" under "Exceptional Item" in the statement of profit and loss for the year ended March 31, 2026.

Note 34: Other Statutory Information

(i) No proceedings have been initiated or are pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
(ii) The Company does not have any transactions with companies struck off
(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period
(iv) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction in number of Layers) Rules, 2017.
(v) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year
(vi) The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
   (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
   (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
(vii) The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
   (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
   (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
(viii) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
(ix) The Company has not been declared wilful defaulter by any bank or financial institution or other lender.

Note 35:
The Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software, except that audit trail feature is not enabled for direct changes to data for users with certain privileged access rights to the SAP HANA application and/or the underlying HANA database. Further no instance of audit trail feature being tampered with was noted in respect of other software. Additionally, the audit trail of prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective years.

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

per Ravi Bansal
Partner
Membership No: 049365
Place: Mumbai
Date: 27 April 2026

Vypak Properties Private Limited

For and on behalf of Board of Directors of
Vypak Properties Private Limited
CIN: U68100MH2024PTC424443

Keyur Shah
Director
DIN No: 00332145
Place : Mumbai
Date: 27 April 2026

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 27 April 2026

Nilam Hetal Shah
Company Secretary
Membership No: A20514
Place : Mumbai
Date: 27 April 2026