S R B C & CO LLP
Chartered Accountants

1st Floor, Block B-7, North Side
Nirlon Knowledge Park, Near Hub Mall
Off Western Express Highway
Goregaon (E), Mumbai - 400 063, India

Tel : +91 22 6819 8000

INDEPENDENT AUDITOR'S REPORT

To the Members of Unnatam Properties Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Unnatam 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 material 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 losses including other comprehensive losses, 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.

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.

Responsibility 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.

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

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.

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 safeguard

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

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 the 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, specified under section 133 of the Act;

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

   (f) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the 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 provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2026;

   (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.

      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;

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

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 22 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

per Ravi Bansal
Partner
Membership Number: 049365

UDIN: 26049365QHDKCL7129

Mumbai
April 28, 2026

Annexure 1 referred to in paragraph under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date of Unnatam 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. According to information and explanations given by the Management, the Company did not have any Property, Plant and Equipment and intangible assets, hence sub clause (a) regarding maintenance of proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and intangibles assets; (b) regarding procedure of physical verification by management during the year and any material discrepancies noticed on such verification; (c) regarding title deeds of immoveable properties classified as Property, Plant and Equipment are being held in the name of the Company; and (d) regarding the valuation to its Property, Plant and Equipment (Including Right of use assets) or intangible assets during the year ended March 31, 2025 are not applicable; (a)(A) The Company has not capitalized any tangible asset in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(A) of the Order is not applicable to the Company.

ii. (a) The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were noticed on such physical verification and have been properly dealt with in the books of account.

(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 and 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 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.

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 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.

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

(b) There are no dues of goods and services tax, provident fund, employees' state insurance, income tax, customs duty, cess, goods and service tax 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 subsidiaries, joint ventures or associate companies. Accordingly, the requirement to report on clause (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.

xiii. Transactions with the related parties are in compliance with section 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.

SRBC & CO LLP MUMBAI CHARTERED ACCOUNTANTS

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 on 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 on 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) of the Order is not applicable to the Company.

(b) 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 by the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause (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 loss during the current year and immediately preceding financial year amounting to INR 1.33 lakhs and INR 0.83 lakhs.

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 20 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.

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

xx. (a) 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) of the Order is not applicable to the Company.

(b) 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)(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: 26049365QHDKCL7129

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

Mumbai
April 28, 2026

Annexure 2 to the Independent Auditor's Report of even date on the Financial Statements of Unnatam 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 Unnatam 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.

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

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

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

per Ravi Bansal
Partner
Membership Number: 049365

UDIN: 26049365QHDKCL7129
Mumbai
April 28, 2026

Unnatam 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)	Financial assets			
	(i) Other financial assets	3	0.10	0.10
	SUB-TOTAL		**0.10**	**0.10**
	CURRENT ASSETS			
(a)	Inventories	4	2,022.97	-
(b)	Financial assets			
	(i) Cash and cash equivalents	5	1,001.32	0.66
	SUB-TOTAL		**3,024.29**	**0.66**
	TOTAL		**3,024.39**	**0.76**
II	**EQUITY AND LIABILITIES**			
	EQUITY			
(a)	Equity share capital	6	1.00	1.00
(b)	Other equity	7	(2.16)	(0.83)
	SUB-TOTAL		**(1.16)**	**0.17**
	LIABILITIES			
	NON CURRENT LIABILITIES			
(a)	Financial liabilities			
	(i) Borrowings	8(a)	2,900.01	-
			2,900.01	**-**
	CURRENT LIABILITIES			
(a)	Financial liabilities			
	(i) Borrowings	8(b)	1.50	-
	(ii) Trade payables	9		
	1) Total outstanding dues to micro enterprises and small enterprises		-	-
	2) Total outstanding dues of trade payables other than micro enterprises and small		99.79	0.54
	(iii) Other Financial liabilities	10	4.49	-
(b)	Other current liabilities	11	19.76	0.05
	SUB-TOTAL		**125.54**	**0.59**
	TOTAL		**3,024.39**	**0.76**
	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: 28 April 2026

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

For and on behalf of Board of Directors of
Unnatam Properties Private Limited
CIN: U68100MH2024PTC430519

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 28 April 2026

Ankit Agarwal
Director
DIN No: 09199933
Place : Mumbai
Date: 28 April 2026

UNNATAM PROPERTIES PRIVATE LIMITED

10

Unnatam 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	**INCOME**		-	-
II	**EXPENSES**			
	(a) Finance costs	12	-	-
	(b) Other expenses	13	1.33	0.83
	Total Expenses		**1.33**	**0.83**
III	**Loss before tax (I - II)**		**(1.33)**	**(0.83)**
IV	**Tax Expense**	14	-	-
V	**Loss for the year / period (III - IV)**		**(1.33)**	**(0.83)**
VI	**Other Comprehensive income**		-	-
VII	**Total comprehensive loss (V + VI)**		**(1.33)**	**(0.83)**
VIII	**Earnings per equity share: (Face value of Rs. 10 per share)**	15		
	(1) Basic earnings per share		(13.30)	(8.30)
	(2) Diluted earnings per share		(13.30)	(8.30)
	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

per Ravi Bansal
Partner
Membership No: 049365
Place: Mumbai
Date: 28 April 2026

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

For and on behalf of Board of Directors of
Unnatam Properties Private Limited
CIN: U68100MH2024PTC430519

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 28 April 2026

Ankit Agarwal
Director
DIN No: 09199933
Place : Mumbai
Date: 28 April 2026

12

Unnatam 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
	Number	Amount	Amount	
As at 01 April 2025	10,000	1.00	(0.83)	0.17
Issue of equity shares	-	-	-	-
Loss for the year	-	-	(1.33)	(1.33)
As at 31 March 2026	**10,000**	**1.00**	**(2.16)**	**(1.16)**
As at 12 August 2024	-	-	-	-
Issue of equity shares	10,000	1.00	-	1.00
Loss for the period	-	-	(0.83)	(0.83)
As at 31 March 2025	**10,000**	**1.00**	**(0.83)**	**0.17**

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: 28 April 2026

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

For and on behalf of Board of Directors of
Unnatam Properties Private Limited
CIN: U68100MH2024PTC430519

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 28 April 2026

Ankit Agarwal
Director
DIN No: 09199933
Place : Mumbai
Date: 28 April 2026

10

Unnatam 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	(1.33)	(0.83)
		(1.33)	**(0.83)**
	Working capital adjustment		
	(Increase) in Inventories	(2,017.98)	-
	(Increase) in other financial asset	-	(0.10)
	Increase in trade payables	99.25	0.54
	Increase in other current liabilities	19.71	0.05
		(1,899.02)	**0.49**
	Less: Tax paid	-	-
	NET CASH FLOW USED IN OPERATING ACTIVITIES - (A)	**(1,900.35)**	**(0.34)**
B.	**CASH FLOW FROM INVESTING ACTIVITIES :**		
	NET CASH FLOW GENERATED FROM / (USED IN) INVESTING ACTIVITIES - (B)	-	-
C.	**CASH FLOW FROM FINANCING ACTIVITIES :**		
	Proceeds from long term borrowings	2,900.01	-
	Proceeds from short term borrowings	1.50	-
	Interest paid	(0.50)	-
	Proceeds from issue of share capital	-	1.00
	NET CASH FLOW GENERATED FROM FINANCING ACTIVITIES - (C)	**2,901.01**	**1.00**
	NET INCREASE IN CASH AND CASH EQUIVALENTS - (A+B+C)	**1,000.66**	**0.66**
	Cash and cash equivalents at the beginning of the year / period	0.66	-
	Cash and cash equivalents at the end of the year / period (Refer note 5)	**1,001.32**	**0.66**
	Reconciliation 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	1,001.32	0.66
	Balance as per cash flow statement	**1,001.32**	**0.66**

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: 28 April 2026

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

For and on behalf of Board of Directors of
Unnatam Properties Private Limited
CIN: U68100MH2024PTC430519

Gaurav Jain
Director
DIN No: 09199934
Place : Mumbai
Date: 28 April 2026

Ankit Agarwal
Director
DIN No: 09199933
Place : Mumbai
Date: 28 April 2026

10

1. Corporate information

Unnatam Properties Private Limited ("the Company") (CIN. U68100MH2024PTC430519), a wholly owned subsidiary of Birla Estates Private Limited, is a private company domiciled in India and is incorporated on 12 August 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 28 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 Company is newly incorporated entity and has adopted Ind AS from date of incorporation. The financial statements have been prepared on a historical cost basis except for certain financial asset and liability which have been measured at fair value (Refer accounting policy regarding financial instruments).
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.

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

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

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 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

SRBC & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

liabilities.

2.5 Provisions

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that 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.

2.6 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.

2.7 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.

2.8 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.

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

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

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.

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the P&L.

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.

2.9 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
Real Estate Projects - Construction work-in-progress: Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate inventory is valued at lower of cost and net realisable value.

2.10 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.

2.11 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.

2.12 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.

S R B C & CO LLP MUMBAI CHARTERED ACCOUNTANTS

PROPERTIES PRIVATE LIMITED

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.

The following are critical judgements and estimations that have been made by the management in the process of applying the Company's accounting policies and that have the most significant effect on the amount recognized in the financial statements and/or key source of estimation uncertainty that may have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year.

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.

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

(Rs. in lakhs)

NOTE : 3 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
	Total	**0.10**	**0.10**

NOTE : 4 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)	2,022.97	-
	Total	**2,022.97**	-

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	-	-
Add: Cost Incurred during the year		
Redevelopment land purchase	-	-
Finance Cost	4.99	-
Other Construction and Development Cost	2,017.98	-
Total Cost	**2,022.97**	-

(ii) Borrowing cost inventorized during the year ended 31 March 2026 amounts to Rs. 4.99 Lakhs (31 March 2025: Rs. NIL)

NOTE : 5 CASH AND CASH EQUIVALENTS

(At amortised cost)

		As at 31 March 2026	As at 31 March 2025
(a)	Balances with banks		
	- Current accounts	1,001.32	0.66
	Total	**1,001.32**	**0.66**

NOTE : 6 EQUITY SHARE CAPITAL

(Rs. in lakhs)

		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 period.**

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.

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

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

Particular	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**	**100.00%**	
Year 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**	**100.00%**	

NOTE : 7 OTHER EQUITY *(Rs. In lakhs)*

	As at 31 March 2026	As at 31 March 2025
(a) **Retained earnings**		
Balance at the beginning of the year / period	(0.83)	-
Loss for the year / period	(1.33)	(0.83)
Balance at the end of the year / period	**(2.16)**	**(0.83)**

Nature and purpose of reserves
Retained earnings are the losses incurred till date by the Company

NOTE : 8(a) BORROWINGS - NON CURRENT
(At amortised cost)

	As at 31 March 2026	As at 31 March 2025
Unsecured		
(a) Loan from holding company (Rate of interest as on 31.03.2026 :- 9% p.a) (repayable from project surplus cash flow after 5 years)	2,900.01	-
Total	**2,900.01**	**-**

NOTE : 8(b) BORROWINGS - CURRENT
(At amortised cost)

	As at 31 March 2026	As at 31 March 2025
Unsecured		
(a) Working capital loan from holding company (Rate of interest as on 31.03.2026:- 9% p.a) (repayable on demand)	1.50	-
Total	**1.50**	**-**

NOTE : 8(c) Changes in liabilities arising from financing activities and non-cash financing and investing activities

Particulars	1 April 2025	Cashflow	31 March 2026
Non current borrowings			
Loan from holding company	-	2,900.01	2,900.01
Current borrowings			
Working capital loan from holding company	-	1.50	1.50
Total	**-**	**2,901.51**	**2,901.51**

Particulars	1 April 2024	Cashflow	31 March 2025
Non current borrowings			
Loan from holding company	-	-	-
Current borrowings			
Working capital loan from holding company	-	-	-
Total	-	-	-

NOTE : 9 TRADE PAYABLES
(At amortised cost)

	As at 31 March 2026	As at 31 March 2025
Trade payable - Micro and small enterprises	-	-
Trade payable - Other than micro and small enterprises	99.79	0.54
Total	**99.79**	**0.54**
- Related parties (Refer Note 16)	-	-
- Others	99.79	0.54

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 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	-	-	-	-	-	-
Total undisputed outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	-	99.79	99.79
Total	-	-	-	-	99.79	99.79
As at 31 March 2025						
Total undisputed outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-
Total undisputed outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	-	0.54	0.54
Total	-	-	-	-	0.54	0.54

SRBC & CO LLP MUMBAI CHARTERED ACCOUNTANTS

UNNATAM PROPERTIES PRIVATE LIMITED

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

(Rs. in lakhs)

NOTE : 10 OTHER FINANCIAL LIABILITIES
(At amortised cost)

	As at 31 March 2026	As at 31 March 2025
Interest accrued on borrowings (refer note 16)	4.49	-
Total	**4.49**	**-**

NOTE : 11 OTHER CURRENT LIABILITIES

	As at 31 March 2026	As at 31 March 2025
- Taxes payable (other than income taxes)	19.76	0.05
Total	**19.76**	**0.05**

NOTE : 12 FINANCE COST

	Year ended 31 March 2026	Period ended 31 March 2025
Interest on borrowings	4.99	-
Less: Finance costs inventorized	(4.99)	-
Total	**-**	**-**

NOTE : 13 OTHER EXPENSES

	Year ended 31 March 2026	Period ended 31 March 2025
Miscellaneous expenses	0.01	0.24
Payment to auditors (refer note A below)	0.61	0.59
Legal and professional fees	0.71	-
Total	**1.33**	**0.83**

Note (A) Payment to auditors

Audit fees	0.61	0.59
	0.61	**0.59**

NOTE : 14 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	-	-
	Deferred tax	-	-
	Net tax expenses recognised in the statement of profit and loss	-	-
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	(1.33)	(0.83)
	Income tax (expense)/income calculated at 25.17% (31 March 2025: 25.17%)	0.34	0.21
	Effect of deferred tax asset not recognized on tax losses	(0.34)	(0.21)
	Income tax expense recognised in profit or loss	-	-

Note: The tax rate used for above tax reconciliation for 31 March 2026 is 25.17% (31 March 2025 is 25.17%).

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 0.54 lakhs (31 March 2025 - Rs 0.21 lakhs)

NOTE : 15 EARNINGS PER SHARE (EPS)

	Year ended 31 March 2026	Period ended 31 March 2025
Loss for the year / period	(1.33)	(0.83)
Weighted average number of equity share outstanding	10,000	10,000
Basic and diluted earnings per share (Rs.)	(13.30)	(8.30)

S R B C & CO LLP ★ CHARTERED ACCOUNTANTS MUMBAI

UNNATAM PROPERTIES PRIVATE LIMITED

Note 16: 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

Gaurav Jain
Ankit Agarwal

(Rs. in lakhs)

Name of the related party	Nature of transaction	Year ended 31 March 2026	Period ended 31 March 2025
Birla Estates Private Limited	Loans taken	2,901.51	-
	Interest expense on loans taken	4.99	-
	Investment in share capital	-	1.00

Name of the related party	Balances outstanding with Related Parties	As at 31 March 2026	As at 31 March 2025
Birla Estates Private Limited	Borrowings (including interest accrued)	2,901.51	-
	Interest accrued on loan	4.49	-

Terms and conditions of transactions with related parties
The borrowings 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 9% per annum. Outstanding balances at the period-end are unsecured and settlement occurs in cash.

NOTE 17: CONTINGENT LIABILITY AND CAPITAL COMMITMENTS

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

NOTE 18 : 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 19: 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 no debt in 31 March 2025 hence debt equity ratio is not computed.

Note 20: FINANCIAL RISK MANAGEMENT FRAMEWORK

The Company's principal financial liabilities comprise of trade payables. 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 fincacial instrument will fluctuate because of changes in market interest rates. As the company doesnot 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 fairvalue through profit and loss as the company holds no such investment.

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

UNNATAM PROPERTIES PRIVATE LIMITED

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.

(i) 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						
Borrowings	1.50	-	-	-	2,900.01	2,901.51
Trade Payables						
-Trade payables - other than micro, small & medium enterprises	-	99.79	-	-	-	99.79
Other financial liabilities						
-Interest accrued on borrowings	-	4.49	-	-	-	4.49
Total	**1.50**	**104.28**	**-**	**-**	**2,900.01**	**3,005.79**
As at 31 March 2025						
Trade Payables						
-Trade payables - other than micro, small & medium enterprises	-	0.54		-	-	0.54
Total	**-**	**0.54**	**-**	**-**	**-**	**0.54**

(ii) 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
Cash and cash equivalents	1,001.32	-	-	-	-	1,001.32
Total	**1,001.32**	**-**	**-**	**-**	**0.10**	**1,001.42**
As at 31 March 2025						
Other financial assets						
-Security deposit	-	-	-	-	0.10	0.10
Cash and cash equivalents	-	0.66	-	-	-	0.66
Total	**-**	**0.66**	**-**	**-**	**0.10**	**0.76**

Note 21: FAIR VALUE MEASUREMENT

Financial assets and liabilities that are measured at amortised 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 (amortised cost)				
Other financial assets				
-Security deposit	0.10	0.10	0.10	0.10
Cash and cash equivalents	1,001.32	1,001.32	0.66	0.66
Total	**1,001.42**	**1,001.42**	**0.76**	**0.76**
Financial liabilities (amortised cost)				
Borrowings	2,901.51	2,901.51	-	-
Trade payables				
-Trade payables - other than micro, small & medium enterprises	99.79	99.79	0.54	0.54
Other financial liabities				
-interest accrued on short term borrowing	4.49	4.49	-	-
Total	**3,005.79**	**3,005.79**	**0.54**	**0.54**

S R B C & CO LLP * MUMBAI * CHARTERED ACCOUNTANTS

Note 22: Ratio Analysis and its elements

Ratio	Numerator	Denominator	31 March 2026	31 March 2025	% change	Remarks
Current ratio	Current assets	Current liabilities	24.09	1.12	2050.89%	Due to increase in inventories
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 after taxes	Total shareholder's equity	114.66%	(488.24%)	-123.57%	Due to loss and resultant negative networth
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	(0.05%)	(488.24%)	-100.00%	Due to loan taken in current year
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 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 negative networth as at 31 March 2026 and does not have any business during the current year and previous year and accordingly debt equity ratio and debt service coverage ratio are not applicable to the Company.

Note 23: 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 24:

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: 28 April 2026

For and on behalf of Board of Directors of
Unnatam Properties Private Limited
CIN: U68100MH2024PTC430519

UNNATAM PROPERTIES PRIVATE LIMITED

Gaurav Jain
Director

DIN No: 09199934
Place : Mumbai
Date: 28 April 2026

Ankit Agarwal
Director

DIN No: 09199933
Place : Mumbai
Date: 28 April 2026