

N V C & Associates LLP
Chartered Accountants

903-904, 9th Floor, Raheja Chambers, 213, Nariman Point, Mumbai 400 021. Tel.: (91-22) 6752 7100 Email : nvc@nvc.in

INDEPENDENT AUDITOR'S REPORT

To
The Members of
Dosti Realty Limited

Report on the Audit of the Standalone Financial Statements

Opinion

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

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

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Standalone Financial Statements under the provisions of the Companies



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Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Standalone Financial Statements.

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

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

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

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this Other Information, we are required to report that fact. We have nothing to report in this regard.

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and



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design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

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

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

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

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



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whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

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

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, make it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements

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

We also provide those charged with governance with a statement that we have complied with 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.



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Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the attached Annexure "A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matter stated in paragraph 2(i)(vi) below relating to reporting under rule 11(g) of the Companies (Audit and Auditors) Rule 2014, as amended.
 - c. The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid Standalone Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e. On the basis of the written representations received from the directors as on March 31, 2025, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025, from being appointed as a director in terms of Section 164 (2) of the Act.
 - f. With reference to maintenance of accounts and other matter therewith, reference is invited to paragraph 2(b) above on reporting under section 143 (3)(b) and paragraph 2(i)(vi) below relating to reporting under rule 11(g) of the Companies (Audit and Auditors) Rule 2014, as amended.
 - g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B" attached as part of this report. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.



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- h. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion, the managerial remuneration for the year ended March 31, 2025, has been paid by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act.
- i. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of information and according to the explanations given to us:
 - i. The Company has disclosed the details of pending litigations in Note 25 of the financial statements which would impact its financial position,
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were material foreseeable losses,
 - iii. There are no amounts that are required to be transferred to the Investor Education and Protection Fund.
 - iv.
 - a. The management has represented that, to the best of their knowledge and belief, other than as disclosed in the note 4.2(c) to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity(ies), including foreign entities ("intermediaries") with the understanding whether recorded in writing or otherwise, that the intermediary shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries.
 - b. The management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person(s) or entity(ies) including foreign entities ("Funding Parties"), with the 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



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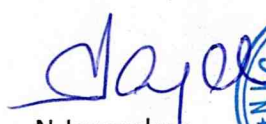
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provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,

- c. Based on such audit procedures considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (iv)(a) & (iv)(b) above contain any material misstatement.
- v. No Dividend has been declared or paid during the year by the company.
- vi. Based on our examination of the feature of the audit trail in the Accounting Software which included test checks, the company has used an accounting software named Farvision 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 for the direct access to the database and audit log not being enabled to record changes to Masters in the software as mentioned in Note 36 to the accounts. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

Further, the audit trail logs in the software are being retained as per statutory retention rules except that logs for direct access to the database and changes to masters in the software are not being retained as audit trail for these are not enabled by the Company.

For N V C & Associates LLP
(Formerly known as Natvarlal Vepari & Co.)
Chartered Accountants
Firm Registration No- 106971W/W101085


N Jayendran
Partner



M. No. - 040441

Mumbai, Dated: September 22, 2025

UDIN: 25040441BMUJEF6021

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ANNEXURE A

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

- (i) a. (A) The Company has generally maintained proper records showing full particulars including quantitative details and situation of its Property, Plant and Equipment.
- (B) The company has generally maintained proper records showing full particulars of intangible assets.
- b. Property, Plant and Equipment (including Right of Use Asset) have been physically verified by the management at reasonable intervals, and no material discrepancies were noticed on such verification.
- c. There is no immovable property (other than the property where the company is the lessee, and the lease agreement is duly executed in favour of the lessee) forming part of Property Plant and Equipment and hence Clause 3(i)(c) of the Companies (Auditor's Report) Order, 2020 is not applicable to the Company.
- d. The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year. Hence, clause 3(i)(d) of the Companies (Auditor's Report) Order, 2020 is not applicable to the Company.
- e. On the basis of information and explanation given, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii) (a) Having regard to the nature of inventory comprising of stock of units in completed projects and work in progress of projects under development, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and certification of extent of work completion by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such



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physical verification.

(b) In our opinion and on the basis of examination of books and records and on the basis of information and explanation given to us the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets but is not required to file Monthly/Quarterly Statement of stock and book debts with the lender and hence Clause 3(ii)(b) is not applicable to the Company.

- (iii) (a) In our opinion and on the basis of examination of books and records and on the basis of information and explanations given to us, the Company has made investments in companies, firms, and Limited Liability Partnerships. The Company has also provided guarantee, security and granted loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties details of which are given hereunder:

Particulars	Guarantees (Rs. in crores)	Security (Rs. in crores)	Loans (Rs. In crores)	Advances in nature of loans
Aggregate amount granted /provided during the year	133.34	-	446.36	-
- Subsidiaries	128.50	-	446.36	-
- Joint Ventures	4.84	-	-	-
- Associates	-	-	-	-
- Others	-	-	-	-
Balance outstanding as at balance sheet date in respect of such cases				
- Subsidiaries	128.50	-	365.64	-
- Joint Ventures	4.84	-	-	-
- Associates	-	-	-	-
- Others	-	-	-	-



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

(c) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the Company has granted loans during the year to companies, where the schedule of repayment of principal and payment of interest has been stipulated and the repayment or receipts are regular. In all other cases loans including interest are repayable on demand and the repayment of principal amount and payment of interest is as demanded.

(d) According to the information and explanations given to us and based on the audit procedures performed by us, in cases where the schedule of repayment of principal and payment of interest has been stipulated there is no amount overdue for more than ninety days and in all other cases in the absence of stipulation of repayment schedule, we are unable to comment if any amount is overdue for more than ninety days.

(e) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that no loan which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same party except for a loan of Rs 1.30 crores towards principal and Rs. 0.06 crores towards Interest which was due on June 23,2024 was renewed and extended upto March 31,2025 against which repayment was duly received by the Company on December 31,2024 and March 28,2025.

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



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(Rs. In crores)

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans			
- Repayable on demand (A)	428.76		428.76
- Agreement does not specify any terms or period of repayment (B)	-		-
Total (A+B)	428.76		428.76
Percentage of loans/ advances in nature of loans to the total loans	77.54%		77.54%

- (iv) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 with respect of loans given, investment made, guarantees and security given
- (v) The Company has not accepted deposits from the public or amounts that are deemed to be deposits pursuant to sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and rules framed thereunder. As informed to us, there is no order that has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other tribunal in respect of the said sections.
- (vi) As informed to us, the maintenance of the cost records under the sub-section (1) of section 148 of the Companies Act, 2013 has been prescribed and we are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. We have not, however, carried out a detailed examination of the records to ascertain whether they are accurate or complete.
- (vii) (a) The Company has been generally regular in depositing undisputed statutory dues including Goods and Services Tax, Provident fund,



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Employees State Insurance, Income Tax, Sales Tax, Service Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other statutory dues to the appropriate authorities during the year. According to the information and explanations given to us, no undisputed amount payable in respect of the aforesaid dues were outstanding as at March 31, 2025, for a period of more than six months from the date they became payable except as under:

Name of the statute	Nature of dues	Amount (Rs in crores)	Period	Due date	Date of payment
Income Tax Act, 1961 -	Interest on Income Tax demand	0.25	AY 2019-20	26-11-2022	29-07-2025
Income Tax Act, 1961 -	Income Tax due and Interest thereon	0.01	AY 2021-22	28-12-2022	29-07-2025

(b) According to the information and explanations given to us, there are no statutory dues referred to in sub-clause (a) which have not been deposited on account of any dispute except as given in Statement -1.

(viii) According to the information and explanations given to us and to the best of our knowledge and belief there are no transactions that were not recorded in the books of account, and which has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix) (a) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.



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(c) In our opinion and according to the information and explanations given to us, the company has utilized the money obtained by way of term loans, and issue of non-convertible debentures during the year for the purposes for which they were obtained,

(d) According to the information and explanations given to us, and the audit procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

(e) According to the information and explanations given to us and on an overall examination of the financial statements of the company, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries or joint ventures and hence clause 3(ix)(e) of the Companies (Auditor's Report) Order, 2020 is not applicable to the Company.

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

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

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

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

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

(c) According to the information and explanations given to us and to the best of our knowledge and belief no whistle-blower complaints have been



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received during the year by the company.

- (xii) The Company is not a Nidhi Company and hence clauses 3(xii)(a), 3(xii)(b) and 3(xii)(c) of the Companies (Auditors Report) Order 2020 is not applicable to the Company.
- (xiii) All transactions with the related parties are in compliance with sections 177 and 188 of the Companies Act, 2013 in so far as our examination of the proceedings of the meetings of the Audit Committee and Board of Directors are concerned. The details of related party transactions have been disclosed in the Financial Statements as required by the applicable Accounting Standards.
- (xiv) (a) In our opinion and based on our examination, the company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit reports of the company issued till date, for the period under audit in determining the nature, timing and extent of our audit procedures.
- (xv) According to the information and explanations given to us, in our opinion, during the year the company has not entered into any non-cash transactions with its directors or persons connected with its directors.
- (xvi) (a) The nature of business and the activities of the Company are such that the Company is not required to obtain registration under section 45-IA of the Reserve Bank of India Act 1934 and hence sub-clause 3(xvi)(a), 3(xvi)(b) and 3(xvi)(c) of the Companies (Auditors Report) Order, 2020 is not applicable to the company

(d) According to the information and explanations given to us, in our opinion during the year, the Group does not have any CICs as part of the Group.
- (xvii) On an examination of the Statement of Profit and Loss account, we are of the opinion that the Company has not incurred cash losses during the current year but had incurred cash losses amounting to Rs 88.11 crores during the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly clause (3)(xviii) Companies (Auditors Report) Order 2020 is not applicable to the Company.



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- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- (xx) (a) According to the information and explanations given to us and on the basis of audit procedures performed by us, in our opinion the Company is not required to spend any sum of money during the year towards Corporate Social Responsibility and hence compliance with second proviso to section 135(5) or section 135(6) of the said Act is not applicable. Accordingly, sub-clause (3)(xx)(a) and (3)(xx)(b) of The Companies (Auditors Report) Order 2020 is not applicable to the Company.

For N V C & Associates LLP
(Formerly known as Natvarlal Vepari & Co.)
Chartered Accountants
Firm Registration No- 106971W/W101085


N Jayendran
Partner



M. No. - 040441

Mumbai, Dated: September 22, 2025

UDIN: 25040441BMUJEF6021

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Annexure - B to the Auditors' Report

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

Report on the Internal Financial Controls with reference to Standalone Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to Standalone Financial Statements of Dosti Realty Limited ("the Company") as of March 31, 2025, in conjunction with our audit of the Standalone Financial Statement of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to Standalone Financial Statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

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



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with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Financial Statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to Standalone Financial Statement and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of internal financial controls with reference to Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to Standalone Financial Statements

A company's internal financial control with reference to Standalone Financial Statement is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to Standalone Financial Statement 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 Standalone Financial Statements.

Because of the inherent limitations of financial controls with reference to Standalone Financial Statement, 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 Standalone Financial Statement may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to Standalone Financial Statement and such internal financial controls with reference to Standalone Financial Statement were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For N V C & Associates LLP
(Formerly known as Natvarlal Vepari & Co.)
Chartered Accountants
Firm Registration No- 106971W/W101085


N Jayendran
Partner



M. No. - 040441

Mumbai, Dated: September 22, 2025

UDIN: 25040441BMUJEF6021

N V C & Associates LLP

Chartered Accountants

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Statement -1

Statement of Statutory Dues Outstanding on account of disputes, as on 31st March 2025 referred to In Para (vii)(b) of The Annexure "A" to Auditors' Report

Name of statute	Nature of dues	Amount (Rs in Crores)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act 1961	Disputed tax	0.00 (Full Figure: 8,050)	AY 2012-13	CIT(A), Mumbai
Income Tax Act 1961	Disputed tax	0.57	AY 2014-15	ITAT, Mumbai (Order giving effect is pending from AO)
Income Tax Act 1961	Disputed tax	19.94	AY 2015-16	CIT(A), Mumbai
Income Tax Act 1961	Disputed tax	7.07	AY 2017-18	ITAT, Mumbai
Income Tax Act 1961	Disputed tax	0.41	AY 2018-19	ITAT, Mumbai (Order giving effect is pending from AO)
Income Tax Act 1961	Disputed tax	8.07	AY 2016-17	Bombay High Court
Income Tax Act 1961	Disputed tax	0.71	AY 2014-15	ITAT, Mumbai
Income Tax Act 1961	Disputed tax	0.50	AY 2015-16	CIT (Appeals), Mumbai
Income Tax Act 1961	Disputed tax	0.01	AY 2021-22	Rectification pending to be filed
The Finance Act 1994	Service tax	3.43	July 2010 to 2014-2015	CESTAT
The Finance Act 1994	Service tax	0.27	FY 2015-16	CESTAT
The Finance Act 1994	Service tax	0.00 (Full Figure: 44,267)	FY 2012-13	Adjudication Authority
The Finance Act 1994	Service tax	3.40	FY 2011-12 to 2015-16	CESTAT
The Finance Act 1994	Service tax	0.29	FY 2015-16	Adjudication



LLPIN - ACM-9656

Formerly Natvarlal Vepari & Co LLP

[Converted from Natvarlal Vepari & Co. (a partnership firm with registration no. BA-86186) into LLP w.e.f.23-03-2025]

N V C & Associates LLP

Chartered Accountants

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Name of statute	Nature of dues	Amount (Rs in Crores)	Period to which the amount relates	Forum where dispute is pending
Act 1994				Authority
The Finance Act 1994	Service tax	0.03	FY 2011-12 to 2015-16	Adjudication Authority
The Finance Act 1994	Service tax	0.19	FY 2012-13 to 2015-16	Adjudication Authority
The Finance Act 1994	Service tax	0.52	April 2015 to June 2017	Adjudication Authority
The Finance Act 1994	Service tax	0.23	April 2015 to June 2017	CESTAT
The Finance Act 1994	Service tax	0.19	April 2015 to 2017	Adjudication Authority
The Finance Act 1994	Service tax	0.88	FY 2016-17	Commissioner (Appeals)
The Finance Act 1994	Service tax	0.63	FY 2016-17	Commissioner (Appeals)
The Finance Act 1994	Service tax	8.36	2016-17 and 2017-18 (Up to June 2017)	Adjudication Authority
The Finance Act 1994	Service tax	8.46	2016-17 and 2017-18 (Up to June 2017)	CESTAT
The Finance Act 1994	Service tax	6.57	2015-16	CESTAT
Excise Duty	Excise Duty	0.27	FY 2013-14	CESTAT
Local Body Tax	Local Body Tax	0.78	FY 2013-14	Commissioner (Appeal)
Local Body Tax	Local Body Tax	1.67	FY 2014-15	Commissioner (Appeal)
Local Body Tax	Local Body Tax	0.85	FY 2015-16	Commissioner (Appeal)
Local Body Tax	Local Body Tax	0.40	FY 2016-17	Commissioner (Appeal)
Local Body Tax	Local Body Tax	0.02	FY 2017-18 (Upto June 17)	Commissioner (Appeal)
Goods &	Goods &	1.41	FY 2017-18	Jt. Commissioner of



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Name of statute	Nature of dues	Amount (Rs in Crores)	Period to which the amount relates	Forum where dispute is pending
Service Tax	Services Tax			State Tax
Goods & Service Tax	Goods & Services Tax	1.94	FY 2017 to FY 2023	Commissioner Appeal
Goods & Service Tax	Goods & Services Tax	7.45	FY 2020-21	Commissioner Appeal
	Total	85.53		
Less: Amounts deposited				
Income Tax Act, 1961		6.73		
Local Body tax		1.38		
Finance Act, 1994		0.69		
Goods & Service Tax		0.27		



DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101

Standalone Balance Sheet as at March 31, 2025

(All figures are in Rupees Crores unless otherwise stated)

Particulars	Note Ref	As at March 31, 2025	As at March 31, 2024
ASSETS			
(1) Non-current assets			
(a) Property, Plant and Equipment	3.1	5.30	3.08
(b) Other Intangible Asset	3.2	0.14	0.19
(c) Right of Use Assets	3.3	3.61	0.81
(d) Financial Assets	4		
(i) Investments in Subsidiaries, Joint Ventures and Associates	4.1	379.70	421.35
(ii) Other Investments	4.1	35.00	-
(iii) Loans	4.2	124.22	71.15
(iv) Other Financial Assets	4.3	22.77	13.16
(e) Deferred Tax Asset, Net	5	7.02	19.25
(f) Other Non Current Assets	6	33.02	74.01
		610.78	603.00
(2) Current Assets			
(a) Inventories	7	1,478.15	1,762.43
(b) Financial Assets			
(i) Investments	4.1	3.55	-
(ii) Trade Receivables	4.4	1.98	22.02
(iii) Cash and Cash Equivalents	4.5	6.25	3.63
(iv) Bank Balances other than (ii) above	4.5	8.80	30.96
(v) Loans	4.2	428.76	269.30
(vi) Others Financial Assets	4.3	5.67	17.45
(c) Other Current Assets	6	86.13	110.44
(d) Non Current Asset Held For Sale	8.1	8.59	34.36
		2,027.88	2,250.59
Total Assets		2,638.66	2,853.59
EQUITY & LIABILITIES			
Equity			
(a) Equity Share Capital	9	45.00	45.00
(b) Other Equity	10	769.30	667.50
		814.30	712.50
Liabilities			
Non-current liabilities			
(a) Financial Liabilities	11		
(i) Borrowings			
Secured Loan	11.1	133.76	336.47
Unsecured Loan	11.1	74.47	33.81
(ia) Lease Liabilities	11.3	3.24	0.63
(ii) Other Financial Liabilities	11.2	7.03	6.58
(b) Provisions	13	-	-
(c) Deferred tax liabilities (net)	5	-	-
(d) Other Non-Current Liabilities	12	1.95	2.97
		220.45	380.46
Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	14	160.55	113.33
(ia) Lease Liabilities	11.3	0.64	0.23
(ii) Trade Payables	15		
Outstanding dues of micro and small enterprises		17.62	9.69
Outstanding dues of creditors other than micro and small enterprises		59.86	50.91
(iii) Other Financial Liabilities	11.2	236.06	47.57
(b) Other Current Liabilities	12	929.82	1,496.31
(c) Provisions	13	190.89	8.21
(d) Current Tax Liabilities (Net)		-	-
(e) Liabilities Directly Associated With Asset Classified As Held For Sale	8.2	8.47	34.38
		1,603.91	1,760.63
Total Equity and Liabilities		2,638.66	2,853.59

The accompanying notes form an integral part of the financial statements

As per our report of even date

For N V C & Associates LLP
(Formerly known as Natvarlal Vepari & Co.)
Chartered Accountants
ICAI Firm Registration No. : 106971W/W101085

N Jayenderan

Partner
M.No. 040441

Place : Mumbai
Date : September 22, 2025

For and on behalf of the Board of Directors of
Dosti Realty Limited

Deepak Goradia
Managing Director

Rajesh Shah
Chief Financial
Officer
/ Whole-Time
Director

DIN 00376019

Narendra R. Jain
Company Secretary
FCS 1852

DIN 01240057

DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101

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

(All figures are Rupees in Crores unless otherwise stated)

Particulars	Note Ref. No.	2024-2025	2023-2024
I Revenue from Operations	16	1,188.70	3.82
II Other Income	17	18.96	14.36
III Total Income (I + II)		1,207.66	18.18
IV Expenses:			
Cost of Sales	18	898.38	-
(Increase)/decrease in Inventory of Shops	18	-	(0.16)
Employee Benefits Expenses	19	26.04	21.12
Finance Cost	20	14.16	11.07
Depreciation and Amortisation	21	1.78	1.24
Share of Loss from Partnership Firms		0.93	46.21
Other Expenses	22	146.80	24.13
Total Expenses		1,088.09	103.61
V Profit / (Loss) before tax (III - IV)		119.57	(85.43)
VI Tax Expense:	23		
1 Current Tax		5.50	-
2 Tax Adjustment Of Earlier Years		(0.78)	(0.00)
3 Deferred tax liability / (asset)		12.44	(18.56)
		17.16	(18.56)
VII Profit / (Loss) For the Year (V - VI)		102.41	(66.87)
VIII Other Comprehensive Income:			
Items That Will Not Be Reclassified To Profit Or Loss			
Remeasurement gain/(loss) on defined benefit obligation		(0.82)	(0.13)
Tax Effect Thereon		0.21	0.03
IX Total Comprehensive Income / (Loss) For The Period (VII+VIII)		101.80	(66.97)
X Earnings Per Equity Share:			
Face Value Per Share		10.00	10.00
Earning Per Share - Basic And Diluted		22.76	(14.86)

The accompanying notes form an integral part of the financial statements

As per our report of even date

For N V C & Associates LLP

(Formerly known as Natvarlal Vepari & Co.)

Chartered Accountants

ICAI Firm Registration No. : 106971W/W101085


N Jayendran


Partner

M.No. 040441

Place : Mumbai

Date : September 22,2025

For and on behalf of the Board of Directors of

Dosti Realty Limited


Deepak Goradia
Managing Director

Rajesh Shah
Chief Financial
Officer
/ Whole-Time
Director

DIN 00376019

DIN 01240057


Narendra R. Jain
Company Secretary
FCS 1852

DOSTI REALTY LIMITED
CIN: U70102MH2008PLC178101
Standalone Cash Flow Statement for the year ended March 31, 2025
(All figures are Rupees in Crores unless otherwise stated)

Particulars	2024-2025	2023-2024
A Cash Flow From Operating Activities		
Net Profit Before Tax	119.57	(85.43)
Adjustments for:		
Depreciation / Amortisation	1.78	1.24
Share of (Profit) / Loss From Partnership Firm / LLP	(34.16)	42.39
Amortisation of Profit Participation Right	2.52	-
Interest Expenses	10.51	8.60
Interest On Lease Liability	0.16	0.09
Interest on Direct Taxes	0.00	0.25
Other Borrowing Cost	0.96	0.78
Interest Income on financial assets at EIR	(5.62)	(4.57)
Guarantee Income on Application of IND AS 109	(2.36)	(2.14)
Interest Income	(9.20)	(5.99)
Interest on Income Tax Refund	(0.04)	(0.08)
Profit on Sale of Vehicle	(0.26)	-
Provision for Expected Credit Loss	19.68	-
Prepaid CSR Written off	0.03	-
Sundry Balances Written off	3.54	3.11
Sundry Balances Written Back	(0.85)	(1.10)
	<u>106.26</u>	<u>(42.85)</u>
Operating Profit Before Working Capital Changes	106.26	(42.85)
(Increase) / Decrease In Inventory (Net of borrowing cost)	320.57	(285.64)
(Increase) / Decrease in Financial Assets	2.67	13.87
(Increase) / Decrease in Non Financial Assets	69.23	(28.22)
Increase / (Decrease) in Financial Liabilities	105.14	33.22
Increase / (Decrease) in Non-Financial Liabilities	(1,163.87)	(1.32)
Increase / (Decrease) in Contract Liabilities	597.22	677.41
Increase / (Decrease) in Provisions	182.45	(2.47)
	<u>113.41</u>	<u>406.85</u>
Cash Generated From Operations	219.67	364.00
Taxes Paid	(7.39)	(6.30)
Net Cash From Operating Activities	212.28	357.70
B Cash Flow From Investing Activities		
Purchase of Property, Plant & Equipment	(3.80)	(2.30)
Proceeds from Sale of Property, Plant & Equipment	0.23	-
Movement in Power Project	(0.15)	1.25
Loans Given	(446.36)	(273.19)
Repayment received for Loans Given	236.81	183.87
(Increase)/Decrease In Margin Deposit	(4.32)	0.61
Investments in Optionally Convertible Debentures	(35.00)	-
Investment in Subsidiaries	(0.05)	(0.05)
Investments in Joint Ventures	(314.02)	(180.49)
Withdrawals from Joint venture	490.39	230.26
Interest Received	10.49	21.14
Movement In Escrow Account	22.16	(25.30)
Net Cash Flow From Investing Activities	(43.62)	(44.20)
Net Cash flow after Investing Activities	168.66	313.50
C Cash Flow From Financing Activities		
Proceeds from Long Term Borrowings	50.04	30.05
Repayment of Long Term Borrowings	(234.80)	(231.50)
Proceeds from Short Term Borrowings	145.40	4.92
Repayment of Short Term Borrowings	(87.37)	(37.55)
Interest Paid	(35.44)	(82.69)
Payment of Lease liability		
- Principal	(0.16)	(0.22)
- Interest	(0.16)	(0.09)
Net Cash From Financing Activities	(162.49)	(317.08)
Net (Decrease) / Increase in Cash and Cash Equivalents	6.17	(3.58)
Cash and Cash Equivalents at the beginning of the year	3.63	7.21
Cash and Cash Equivalents at end of year	9.80	3.63
	<u>6.17</u>	<u>(3.58)</u>
Component Of Cash And Cash Equivalents		
Balance in Current Account with Scheduled Banks	5.80	3.62
Cash on Hand	0.01	0.01
Cheques In Hand	0.44	-
Investment in Mutual Funds	3.55	-
	<u>9.80</u>	<u>3.63</u>

Material Accounting Policy Information and Explanatory Notes form an integral part of the Financial Statements.

As per our report of even date
For N V C & Associates LLP
(Formerly known as Natvarlal Vepari & Co.)
Chartered Accountants
ICAI Firm Registration No. : 106971W/W101085

N Jayendran
Partner

M.No. 040441
Place : Mumbai
Date : September 22, 2025

For And On Behalf Of The Board Of Directors of
Dosti Realty Limited

Deepak Goradia
Managing Director
DIN 00376019

Rajesh Shah
Chief Financial Officer
/ Whole-Time Director
DIN 01240057

Narendra R. Jain
Company Secretary
FCS 1852

DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101
(All figures are Rupees in crores unless otherwise stated)
Standalone Statement of Changes in Equity

A Equity

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of Shares	Rs. In Crores	Number of Shares	Rs. In Crores
Equity shares of INR 10 each issued, subscribed and fully paid	4,50,00,000	45.00	4,50,00,000	45.00
Changes in equity share capital during the year - issued during the reporting period	-	-	-	-
Balance at the end of the reporting period	4,50,00,000	45.00	4,50,00,000	45.00

B Other Equity

Particulars	Reserves and Surplus			Total
	Retained Earnings	Securities Premium	Debenture Redemption Reserve (*)	
Balance as at 01 April 2023	733.54	0.93	-	734.47
Profit/(Loss) for the year	(66.87)	-	-	(66.87)
Remeasurement Gain (loss) on defined benefit plans	(0.13)	-	-	(0.13)
Tax effect there on	0.03	-	-	0.03
Balance as at 31 March 2024	666.57	0.93	-	667.50
Profit/(Loss) for the year	102.41	-	-	102.41
Creation of Debenture Redemption Reserve	(4.00)	-	4.00	-
Remeasurement Gain (loss) on defined benefit plans	(0.82)	-	-	(0.82)
Tax effect there on	0.21	-	-	0.21
Balance as at 31 March 2025	764.37	0.93	4.00	769.30

(*) During the year the Company has issued Non Convertible Debentures to the extent of Rs. 40 crores on private placement basis. In accordance with Rule 18(7) of the Companies (Share Capital and Debentures) Rules, 2014, Debenture Redemption Reserve is created out of the profits for the year to the extent of 10% of the outstanding debentures as on March 31, 2025.

As per our report of even date

For N V C & Associates LLP

(Formerly known as Natvarlal Vepari & Co.)

Chartered Accountants

ICAI Firm Registration No. : 106971W/W101085



N Jayendran
Partner

For and on behalf of the Board of Directors of

Dosti Realty Limited

Deepak Goradia Rajesh Shah Narendra R. Jain
Managing Director Chief Financial Officer Company
/ Whole-Time Secretary
Director

DIN 00376019

DIN 01240057

FCS 1852

M.No. 040441

Place : Mumbai

Date : September 22, 2025

DOSTI REALTY LIMITED

Statement of Material Accounting Policies Information and Explanatory Notes for the year ended March 31, 2025

1. Corporate information

Background

Dosti Realty Limited is the Flagship Company of the Dosti Group. The Company is in the business of Real Estate Development carrying on business activities on its own or through one or more of its subsidiaries or Partnership firms where the company is a partner.

The Standalone financial statements were authorised for issue in accordance with the resolution passed at the meeting of the board of directors on September 22, 2025.

Statement of Compliance

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

2. Basis of Preparation, Accounting judgements, estimates and assumptions and Material Accounting Policy Information:

A. Basis of Preparation

- a. The Standalone financial statements have been prepared on accrual system of accounting on historical cost basis, except for the following:
 - i. certain financial assets and liabilities (including derivative instruments) are measured at fair value, and
 - ii. defined benefit plans - plan assets measured at fair value.
- b. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.
- c. The Balance Sheet, the Statement of Profit and Loss and the Statement of Changes in Equity are prepared and presented in the format prescribed in the Schedule III to the Companies Act, 2013 (the Act). The Statement of Cash Flows has been prepared and presented in accordance with Ind AS 7 "Statement of Cash Flows". The disclosures with respect to items in the Balance Sheet and Statement of Profit and Loss, as prescribed in the Schedule III to the Act, are presented by way of notes forming part of the Standalone financial statements along with the other notes required to be disclosed under the notified Accounting Standards.
- d. The Standalone financial statements are presented in INR and all values are rounded to the nearest Crores (INR 00,00,000), except otherwise stated.

B. Judgements

The company management has made the following judgements, which have the most significant effect on the amounts recognised in the Standalone financial statements, while formulating the company accounting policies:

a. Useful lives of Property, Plant and Equipment / Investment Property

The company reviews the useful life of Property, Plant and Equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

b. Impairment of Property, Plant and Equipment

For Property, Plant and Equipment and intangibles an assessment is made at each reporting date to determine whether there is an indication that the carrying amount may not be recoverable or



previously recognised impairment losses no longer exist or have decreased. If such indication exists, the company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised.

c. Inventories

The company estimates the net realisable value (NRV) of its inventories by taking into account estimated selling price, estimated cost of completion and estimated costs necessary to make the sale. Inventories are written down to NRV where such NRV is lower than their cost.

d. Recognition and measurement of other Provisions

The recognition and measurement of other provisions is based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the closing date. The actual outflow of resources at a future date may, therefore, vary from the amount included in other provisions.

e. Taxes

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

f. Leases

The company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgement. The company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate. The company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the company is reasonably certain not to exercise that option. In assessing whether the company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the company to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

g. Defined benefit plans (gratuity benefits)

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

C. Recent Pronouncements

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

D. Use of Estimates

The preparation of the Standalone financial statements in conformity with Ind AS requires management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of Standalone financial statements and reported amounts of



revenues and expenses during the period. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of circumstances surrounding the estimates. Changes in estimates are reflected in the Standalone financial statement in the period in which changes are made and if material, their effects are disclosed in the notes to the standalone financial statements.

E. Material Accounting Policy Information

a. Current and Non-current Classification

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Division II of Schedule III to the Companies Act, 2013. Based on the nature of products and the time between acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current and non-current classification of assets and liabilities.

An asset is current when:

- It is expected to be realised or intended to be sold or consumed in normal operating cycle or
- It is held primarily for the purpose of trading or
- It is expected to be realised within twelve months after the reporting period, or
- It is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period
- All other assets are classified as non-current.

A liability is current when:

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

b. Revenue Recognition

Revenue from contracts with customers is recognized 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 principle in its revenue arrangements because it typically controls the goods and services before transferring them to the customers.

i) Revenue from contract with customers over time:

Revenue is measured at the transaction price, considering contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts.

Revenue is recognized in the Statement of Profit & Loss to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

The company applies five step model as per Ind AS 115 'Revenue from contracts with customers' to recognize revenue in the standalone financial statements. The Company satisfies a performance obligation and recognizes revenue over time, if one of the following



criteria is met:

- a) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the company performs; or
- b) The company's performance creates or enhances an asset that the consumer controls as the asset is created or enhanced; or
- c) The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where any of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied.

ii) Revenue from contracts at a point in time.

Revenue from contracts with customers is recognized at the transaction price at a point in time when the control is transferred to the Customer. Control is considered to be transferred to the Customer when the Company receives the Occupation certificate/Completion Certificate for the project, receives substantial sale consideration under the contract not less than 85% and necessary intimation for the receipt of Occupation certificate is given to the customer for taking the possession after making of balance payment.

iii) Revenue is recognized either at point of time or over a period of time based on various conditions included in the contracts with customers and the projects

iv) Revenue is recognized at the Point in Time w.r.t. sale of completed real estate units in inventory, including land, plots, apartments, commercial units, development right as and when the control passes on to the customer which coincides with handing over of the possession to the customer and receiving the consideration under the contract.

v) From the current financial year, the Company has adopted the aforesaid revenue recognition considering the guidance in IND AS 115, industry practice, RERA provisions and legal opinion on the subject. The Company voluntarily changed its accounting policy to recognize its revenue from sales in the Standalone financial statements for determining the criteria under point in time for transfer of control of completed flats to the customers with retrospective effect.

vi) Share of Profit from partnership firms

Share of Profit from partnership firms in which the company is a partner is recognized when company's right to receive the share from the respective partnership firm is established, which is generally when the standalone financial statements of the respective partnership firm are finalized and the share of profit determined.

vii) Revenue from sale of development rights and TDR is recognised in the financial year in which the agreements of sale are executed and there exists no uncertainty in the ultimate collection of consideration from buyers.

viii) Interest Income

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

ix) Dividend Income

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

x) Rent Income

Rent income is accounted on accrual basis as per agreed terms on straight line basis.



c. Property, Plant & Equipment

Property, Plant and Equipment are recorded at their cost of acquisition, net of taxes, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

Borrowing costs on Property, Plant and Equipment's are capitalised when the relevant recognition criteria specified in Ind AS 23 Borrowing Costs is met.

Significant spares which have a usage period in excess of one year are also considered as part of Property, Plant and Equipment and are depreciated over their useful life.

Decommissioning costs, if any, on Property, Plant and Equipment are estimated at their present value and capitalised as part of such assets.

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 de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

The residual values and useful lives of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

d. Intangible assets

Intangible assets are recognized when it is probable that the future economic benefits that are attributable to the assets will flow to the Company and the cost of the asset can be measured reliably.

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

Intangible Assets without finite life are tested for impairment at each Balance Sheet date and Impairment provision, if any are debited to profit and loss.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

e. Investment Properties

Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition, including transaction costs.

The cost comprises purchase price, cost of replacing parts, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.



Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Any Investment property are derecognised on sale/ disposal and the difference between the disposal price and the carrying value is recognised in the statement of Profit and Loss.

Investment Property that are reclassified as inventory for sale are measured at the carrying value on the date of derecognition as investment property / reclassification.

f. **Depreciation/ Amortization**

Depreciation on all assets of the Company is charged on written down method over the useful life of assets at the rates and in the manner provided in Schedule II of the Companies Act, 2013 for the proportionate period of use during the year. Depreciation on assets purchased / installed during the year is calculated on a pro-rata basis from the date of such purchase / installation.

Amortisation of Intangible assets are done on the basis of the period over which the economic benefits are expected to be realised. The following are the estimates of the period over which the economic benefits are expected.

- Software – 10 Years

Leasehold improvements are amortized over the period of Lease.

g. **Impairment**

Assets subject to amortisation are tested for impairment provided that an event or change in circumstances indicates that their carrying amount might not be recoverable. These are treated as impaired when the carrying cost thereof exceeds its recoverable value. Recoverable value is higher of the asset's net selling price or value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. Net selling price is the amount receivable from the sale of an asset in an arm's length transaction between knowledgeable, willing parties, less the cost of disposal. An impairment loss is charged for when an asset is identified as impaired. The impairment loss recognized in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

h. **Non-current Assets held for sale**

A Non-Current Asset is classified as held for sale if its carrying amount will be recovered principally through sale rather than through its continuing use, is available for immediate sale in its present condition, subject only to terms that are usual and customary for sale, it is highly probable that sale will take place within next 1 year and sale will not be abandoned.

i. **Equity Investments**

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

Investment in subsidiaries, joint venture, associates and partnership are carried at Cost in standalone



financial Statement less impairment if any.

j. **Current Investments**

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

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

k. **Inventory/Stock in Trade/Construction Work in Progress**

Raw Material / Material at construction site

Raw material or material on site pending consumption is valued at lower of cost and net realizable value determined on the basis of FIFO.

Construction Work in Progress/ Land and Development Account

Work in progress or Land and Development Account consists of all direct and indirect costs related to the construction on the project including land, material, labour, internal development costs, external development charges, construction costs, overheads, borrowing cost if inventorisation criteria are met and is carried in the Balance Sheet at lower of cost till the project is completed or net realisable value.

Proportionate costs of properties where revenue is recognized over a period of time or point in time is charged to Statement of Profit & Loss.

Land and Development account also includes Development rights which are accounted at amount paid / Payable under agreement to purchase land/ development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/ development rights in the identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage. These are valued at lower of cost and net realizable value.

Finished Unsold Properties

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

l. **Borrowing Cost**

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are considered as a part of cost of such assets less interest earned on the temporary investment. A qualifying asset is one that necessarily takes substantial period of time to get ready for the intended use. All other borrowing costs are charged to Statement of Profit & Loss in the year in which they are incurred.

m. **Contract Balances**

Contract Asset - 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 recognized for the earned consideration that is conditional.

Contract Liability - 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 recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Company performs under the contract



n. Cost of Sales / Revenue

Cost of Sales / Cost of Revenue is the Cost of the individual property of real estate which is charged to the statement of profit and loss based on the revenue recognized as explained in accounting policy for revenue from real estate projects above, in consonance with the concept of matching costs and revenue.

Cost of land and plots (including transferable development rights (TDR)) includes land acquisition cost, estimated internal development costs and external development charges, which is charged to the statement of profit and loss based on the percentage of land/ plotted area in respect of which revenue is recognised, in consonance with the concept of matching cost and revenue.

Cost of Flats constructed consists of land & development cost, construction cost including material, labour and interest cost determined on the basis of the area completed and occupation certificate received.

o. Allocation of Direct and Indirect Cost

The allocation of direct and indirect costs to the various projects is done on the basis of actual utilisation of material and labour and labour and technical estimates by the Management of the Company. Architect's or Project Engineer's certificates wherever necessary have been obtained for the purposes of ascertainment of cost of construction. Debits to the cost of the project completed are inclusive of amounts of various expenses on estimated basis to compute profit of the project. The actual expenditure would be accounted to Land and development account as and when incurred. The balance in Land and development account is the amount spent after transferring cost of Building / project completed as per Architect's certificate.

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

Selling expenses related to specific contracts with customers are deferred and charged to Statement of Profit and Loss in the period and in the manner in which the revenue on those contracts is recognised.

p. Foreign currency transactions and balances

i) Initial recognition

Foreign currency transactions are recorded in the functional currency, by applying the exchange rate between the functional currency and the foreign currency at the date of the transaction.

ii) Conversion

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

iii) Exchange differences

The Company accounts for exchange differences arising on translation / settlement of foreign currency monetary items as income or as expense in the period in which they arise.

q. Taxation

i) Current Income Taxes:

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses. The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It



establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

ii) Deferred Tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the standalone financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss). Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

r. Employee Benefits

Short term employee benefits are those which are payable wholly within twelve months of rendering service are recognised as an expense at the undiscounted amount in Statement of Profit and Loss of the year in which the related service is rendered.

Contribution paid/ payable for the year/ period to Defined Contribution Retirement Benefit Plans is charged to Statement of Profit and Loss or Project Work in Progress, if it is directly related to a project.

Liabilities towards Defined Benefit Schemes viz. Gratuity benefits are determined using the Projected Unit Credit Method. Actuarial valuations under the Projected Unit Credit Method are carried out at the Balance Sheet date. Actuarial gains and losses are recognised immediately in the Balance Sheet with a corresponding effect in Other Comprehensive Income grouped in Retained Earnings in SOCIE. Past service cost is recognised immediately in the Statement of Profit or Loss.

Liability towards Compensated Absences is computed to the extent of entitlement which is restricted to 30 days for every year of completed service. Leave is to be availed during the accounting year. Liability towards Compensated Absences is accounted and computed basis Gross Salary of the employee for leaves available at the end of the accounting year restricted to maximum of 30 days of leave balance and the balance of unutilised leave cannot be carried forward beyond one year.

s. Termination Benefits

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

t. Cash and Cash Equivalents

Cash and Cash equivalents comprise cash at bank, cheques on hand, cash in hand and short-term investments having original maturities of less than three months.

u. Fair Value Measurement

"The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an



orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

v. **Financial instruments**

Initial recognition

Financial Assets & Financial Liabilities

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

Equity Instruments

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

Subsequent measurement

Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through other comprehensive income

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

Financial assets at fair value through profit or loss

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



Financial liabilities at amortised cost

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

Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

De-recognition of Financial Assets

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

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.

w. Dividend Distribution

Dividend distribution to the Company's equity holders is recognized as a liability in the Company's annual accounts in the year in which the dividends are approved by the Company's equity holders.

x. Trade Payables

A payable is classified as a 'trade payable' if it is in respect of the amount due on account of goods purchased or services received in the normal course of business. These amounts represent liabilities for goods and services provided to the Company prior to the end of the financial year which are unpaid. These amounts are unsecured and are usually settled as per the payment terms stated in the contract. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the EIR method.

y. Trade Receivables

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at transaction price and subsequently measured at amortised cost using the EIR method, less provision



for impairment.

z. Earnings per Share (EPS)

Basic and diluted earnings per share are calculated by dividing the net profit for the year/period attributed to equity shareholders by the weighted average number of equity shares outstanding during the year/period.

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

aa. Provisions, Contingent Liabilities and Contingent Assets

Provisions

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

Contingent Liability and Contingent Assets

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

A contingent asset is not recognised unless it becomes virtually certain that an inflow of economic benefits will arise. Contingent assets are assessed continually and if it has become virtually certain that an inflow of economic benefits will arise, the asset and related income are recognised in the standalone financial statements of the period in which the change occurs.

Contingent liabilities and contingent assets are reviewed at each balance sheet date.

Onerous contracts

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

bb. Cash Flow Statement

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

cc. Leases

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low



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

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

dd. Profit Participation Rights

Profit Participation Rights represents the excess of carrying cost of group investments in companies over the face value of the investments or acquisition cost incurred for increased share of profit in group investments. Profit Participation Rights on acquisition cost incurred for increased share of profit in group investments is amortised based on the profit from such group investments on annual basis.



DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101
Notes to Standalone financial statements for the year ended March 31, 2025
(All figures are Rupees in Crores unless otherwise stated)

3 Property, Plant & Equipment

3.1 Particulars	Computers	Office Equipment's	Furniture	Vehicles	Electrical Fittings	Leasehold Improvement	Total
Gross Block							
As at 1st April 2023	1.43	0.23	0.07	4.94	0.01	0.35	7.03
Additions	0.18	0.05	-	2.08	-	-	2.31
Disposals	-	-	-	-	-	-	-
As at 31st March 2024	1.61	0.28	0.07	7.02	0.01	0.35	9.34
Additions	0.09	0.01	-	3.70	-	-	3.80
Disposals	-	-	-	3.65	-	-	3.65
As at 31st March 2025	1.70	0.29	0.07	7.07	0.01	0.35	9.49
Depreciation							
As at 1st April 2023	1.22	0.18	0.01	3.89	0.01	0.01	5.32
Charge for the year	0.15	0.03	0.01	0.68	-	0.07	0.94
Disposals	-	-	-	-	-	-	-
As at 31st March 2024	1.37	0.21	0.02	4.57	0.01	0.08	6.26
Charge for the year	0.14	0.03	0.01	1.10	-	0.07	1.35
Disposals	-	-	-	3.42	-	-	3.42
As at 31st March 2025	1.51	0.24	0.03	2.25	0.01	0.15	4.19
Net Block							
As at 31st March 2024	0.24	0.07	0.05	2.45	0.00	0.27	3.08
As at 31st March 2025	0.19	0.05	0.04	4.82	0.00	0.20	5.30

The Company has carried out the exercise of assessment of any impairment to its Property, Plant & Equipment as at the Balance Sheet date. Pursuant to such exercise it is determined that there has been no impairment to its property, plant and equipment during the year.

3.2 Other Intangible Assets

Particulars	ERP SOFTWARE
Gross Block	
As at 1st April 2023	0.94
Additions	-
Disposals	-
As at 31st March 2024	0.94
Additions	-
Disposals	-
As at 31st March 2025	0.94
Depreciation	
As at 1st April 2023	0.70
Charge for the year	0.05
Disposals	-
As at 31st March 2024	0.75
Charge for the year	0.05
Disposals	-
As at 31st March 2025	0.80
Net Block	
As at 31st March 2024	0.19
As at 31st March 2025	0.14

3.3 Class of Assets	Right of Use	
	Office Premises	Total
As at April 1, 2023	1.25	1.25
Addition	0.41	0.41
Disposals/Adjustments	-	-
As at 31st March 2024	1.66	1.66
Addition	3.18	3.18
Disposals/Adjustments	-	-
As at 31st March 2025	4.84	4.84
Depreciation		
As at April 1, 2023	0.60	0.60
Charge for the Year	0.25	0.25
Disposals/Adjustments	-	-
As at 31st March 2024	0.85	0.85
Charge for the Year	0.38	0.38
Disposals/Adjustments	-	-
As at 31st March 2025	1.23	1.23
Net Block		
As at 31st March 2024	0.81	0.81
As at 31st March 2025	3.61	3.61



DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101
Notes to Standalone financial statements for the year ended March 31, 2025
(All figures are Rupees in Crores unless otherwise stated)

		As at		As at	
		March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
		Non- Current		Current	
4	Financial Assets				
4.1	A Investments in Subsidiaries, Joint Ventures and Associates				
	i) Equity instrument of subsidiaries-Wholly-owned (At Cost)	96.45	92.29	-	-
	ii) Equity instrument of subsidiaries-Partly-owned (At Cost)	33.48	33.44	-	-
	iii) Investment in joint ventures	235.62	291.48	-	-
	iv) Investment in limited liability partnership	10.06	0.05	-	-
	v) Instruments entirely equity in nature	4.09	4.09	-	-
	Total	379.70	421.35	-	-
	B Other Investments (At Fair Value through Profit and Loss)				
	i) Investments in Optionally Fully Convertible Debentures	35.00	-	-	-
	ii) Investment in Mutual fund (Quoted)	-	-	3.55	-
		35.00	-	3.55	-
	Disclosure:				
	i) Investment Carried at Cost	379.70	421.35	-	-
	ii) Investments carried at fair value through Profit and Loss	35.00	-	3.55	-

I Details of Investments in Subsidiaries, Joint Ventures and Associates (At Cost)

Details of Investments in Subsidiaries, Joint Ventures and Associates (Rs. Crores)						
Particulars	Face Value		March 31, 2025		March 31, 2024	
	In Rs.	Nos.	Amount	Nos.	Amount	
A Unquoted						
i) In Wholly-owned Subsidiary Companies						
Equity Shares, Fully Paid-up						
Adrika Developers Pvt. Ltd *	100	4,900	86.34	4,900	85.72	
Bhavanika Buildcon Pvt. Ltd	100	4,900	2.70	4,900	0.05	
Chalama Infraproperties Pvt. Ltd	100	4,900	6.54	4,900	6.36	
Dosti Alternative Investment Management Pvt Ltd	10	10,000	0.01	10,000	0.01	
Eshani Properties Pvt. Ltd	100	4,900	0.05	4,900	0.05	
Fanibhushan Build Tech Pvt. Ltd	100	4,900	0.05	4,900	0.05	
Gomethak Developers Pvt Ltd	10	10,000	0.01	10,000	0.01	
Hetvik Developers Pvt Ltd	10	10,000	0.67	10,000	0.01	
Izonera Properties Pvt Ltd	10	10,000	0.01	-	-	
Jayantra Properties Pvt Ltd	10	10,000	0.01	-	-	
Lavitra Properties Pvt. Ltd	100	1,000	0.01	1,000	0.01	
Kingsview Developers Pvt Ltd	10	10,000	0.01	-	-	
Omisha Builders Pvt Ltd	10	10,000	0.01	10,000	0.01	
Omnistar Developers Pvt Ltd	10	10,000	0.01	-	-	
Paavak Developers Pvt Ltd	10	10,000	0.01	-	-	
Siddhika Developers Pvt Ltd	10	10,000	0.01	10,000	0.01	
Total			96.45		92.29	

* Note - The shares of the company are pledged against debenture issued by the Wholly-owned subsidiary (Adrika Developers Private Limited) from IDBI Trusteeship. The Company has created charge to the extent of Rs. 215.00 crores being the debenture issued under Series I by Adrika Developers Private Limited. Further Adrika Developers Private Limited has further issued debentures of Series II and III of Rs. 185.00 crores aggregating the limit to Rs. 400.00 crores. The Company is yet to modify the pledge amount with MCA pending the execution of pledge deed with IDBI Trusteeship.

ii) Other - Partly owned Subsidiary Companies

Equity Shares, Fully Paid-up

KNK Trading Pvt. Ltd.

Class A shares	10	81,967	32.62	81,967	32.62
Class B shares	10	81,967	0.86	81,967	0.82
Total		1,63,934	33.48	1,63,934	33.44



Particulars	March 31, 2025 Amount	March 31, 2024 Amount
iii) Investment in Joint Ventures		
Friends Development Corporation	14.61	14.96
Dosti Development Corporation	2.34	7.85
Dosti Enterprise	191.78	231.22
Dosti Corporation (Presidio)	-	1.96
Dosti Corporation (Vihar)	0.90	0.90
Dosti Corporation (Pinnacle)	-	20.59
Dosti Corporation (Business Park)	17.01	5.67
Shreenath Realtors	1.61	-
Navjivan Industrial Corporation	0.00	0.00
Dosti Corporation	7.37	8.33
Total	235.62	291.48
iv) Investment in Body Corporate		
Dosti Sea View Realty LLP	10.06	0.05
Total	10.06	0.05
v) Instruments entirely equity in nature		
Particulars	March 31, 2025 Amount	March 31, 2024 Amount
Bhavanika Buildcon Pvt. Ltd.	4.09	4.09
Total	4.09	4.09

b) **Movement in investment on account of IND AS Adjustments - Subsidiary**

	Name of the Company	Nature	Year	Opening balance	Fair value of loans given	Fair value of guarantee given	Closing balance
(i)	Adrika Developers Pvt. Ltd.	Subsidiary	March 31, 2025	85.72	-	0.62	86.34
	(including investment through Darsh Buildwell Private Limited)		March 31, 2024	69.64	15.66	0.42	85.72
(ii)	Chalama Infraproperties Pvt. Ltd.	Subsidiary	March 31, 2025	6.36	-	0.18	6.54
			March 31, 2024	5.76	-	0.60	6.36
(iii)	Hetvik Developers Pvt Ltd	Subsidiary	March 31, 2025	0.01	-	0.66	0.67
			March 31, 2024	-	-	-	0.01
(iv)	Bhavanika Buildcon Pvt Ltd	Subsidiary	March 31, 2025	0.05	2.65	-	2.70
			March 31, 2024	0.05	-	-	0.05
(v)	K N K Trading Private Limited	Partly owned Subsidiary Company	March 31, 2025	0.82	-	0.04	0.86
			March 31, 2024	0.82	-	-	0.82

c) **Movement in investment on account of IND AS Adjustments - Joint Venture**

Particulars	Dosti Enterprise		Friends Development Corporation	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Opening balance	231.22	250.48	14.96	42.38
Net Capital movement	(36.92)	(19.26)	(0.35)	(27.63)
Amortisation of Profit Participation Right	(2.52)	-	-	-
Fair value changes on account of Guarantee	-	-	-	0.21
Closing Balance	191.78	231.22	14.61	14.96

Investment in Dosti Enterprise includes an amount of Rs. 238.86 Crores which represents additional infusion made on account of the increased share of profit of the Company in the entity pursuant to changes in the profit sharing ratio in the year March 2017. The same represents Profit Participation Right for the acquisition of the increased share of profit as aforesaid. This Profit Participation Right is amortised based on the profit from the entity. The balance of such Profit Participation Right as on March 31, 2025 included in Investment is Rs. 231.42 Crores

The Company had given corporate guarantee to a firm Dosti Associates AOP in which it has indirect interest through Friends Development Corporation. The Fair value of the guarantee is added to the investment amount of Friends Development Corporation.

For Disclosure as required by IND AS 28 "Investments in Associates And Joint Ventures", notified under the Companies (Indian Accounting Standards) Rules, 2015 refer Annexure - A.



B Details of Other Investments

Investments (At Fair Value through Profit and Loss)

i) Investments in Optionally Fully Convertible Debentures

KNK Trading Private Limited (35,000 0.1% OFCD of Rs 10,000/- each)

Total

March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Non Current		Non Current	
Units	Units	Amount	Amount
35,000.00	-	35.00	-
35,000.00	-	35.00	-

ii) Investment in Mutual fund (Quoted)

a. Aditya Birla Sun Life Overnight Fund

b. ICICI Prudential Liquid Fund

c. Kotak Liquid Fund

Total

March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Current		Current	
Units	Units	Amount	Amount
15,405.60	-	2.11	-
9,433.38	-	0.36	-
2,059.63	-	1.08	-
26,898.61	-	3.55	-

Market value of Investment

Aggregate value of quoted investments

Book value

Market value

Aggregate book value of unquoted investments

March 31, 2025	March 31, 2024
3.55	-
3.55	-
414.70	421.35

As at		As at	
March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Non- Current		Current	

4.2 Loans (at amortised cost)

Unsecured, considered good unless otherwise stated

Loan to related parties - subsidiaries

Inter Corporate Loans to Others (*)

Total

124.22	71.15	428.76	268.00
-	-	-	1.30
124.22	71.15	428.76	269.30

(*) The Intercompany Loan was due for maturity on June 23,2024. The due date for repayment of the said Inter Corporate Deposit was extended to March 31,2025 and has been received. There is no impact of this extension on these financial statements.

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

Company Name	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non Current		Current	
Loan to related parties - subsidiaries				
Adrika Developers Pvt. Ltd.	82.80	47.35	351.22	221.07
Bhavanika Buildcon Pvt. Ltd.	5.30	-	1.63	0.17
Chalama Infraproperties Pvt. Ltd.	-	-	4.07	16.79
Darsh Buildwell Pvt. Ltd.	3.41	2.95	0.66	0.63
Eshani Properties Pvt. Ltd.	-	-	1.55	1.52
Fanibhushan Build Tech Pvt. Ltd.	-	-	46.34	27.16
Gomethak Developers Pvt Ltd.	-	-	0.01	-
Hetvik Developers Pvt Ltd.	-	-	22.77	-
Lavitra Properties Pvt. Ltd.	-	-	-	0.66
KNK Trading Pvt. Ltd.	32.71	20.85	-	-
Omisha Builders Pvt Ltd.	-	-	0.01	-
Siddhika Developers Pvt Ltd.	-	-	0.50	-
Total	124.22	71.15	428.76	268.00

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

Loans or Advances in the nature of loans granted to promoters, Directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are Repayable on demand

Type of Borrower	March 31, 2025		March 31, 2024	
	Outstanding Loan	% to (A)	Outstanding Loan	% to (A)
Promoters	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related Parties	428.76	77.54%	268.00	79.02%
Total Loans and Advances to Promoter, Director, KMP and Related parties	428.76		268.00	
Total Loans and Advances in the nature of Loan and Advances (A)	552.98		339.15	

c) The Company has loaned and/or invested funds to entities and other person with the understanding (whether recorded in writing or otherwise) that the Intermediary directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiary) , the details of which is tabulated vide Annexure "B".



4.3 Other Financial Assets

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
i) Interest Receivable				
Related party	5.03	1.89	0.03	4.47
Others	-	-	0.15	0.14
ii) Receivable from customers	-	-	3.91	5.10
iii) Other receivables	-	-	0.16	2.76
iv) Other Receivables from related party (refer note 29)	-	-	-	0.15
v) Fixed deposit under lien having maturity more than 12 months	5.46	1.14	-	-
vi) Receivable from society	-	-	-	4.83
vii) Security Deposits				
Development agreement	12.12	10.00	-	-
EMD against Re-development Projects	-	-	1.42	-
Others	0.16	0.13	-	-
Total	22.77	13.16	5.67	17.45

Interest Receivable - Related party breakup

Company Name	As at	
	March 31, 2025	March 31, 2024
Omisha Builders Pvt Ltd.	0.03	-
KNK Trading Pvt. Ltd.	5.03	6.37
Total	5.06	6.36

4.4 Trade Receivables

(Unsecured, at amortised cost)

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
Considered good	-	-	1.98	22.02
Significant Increase in Credit Risk	-	-	4.35	-
Credit Impaired	-	-	15.33	-
Less : Provision for Expected Credit Loss	-	-	(19.68)	-
Total	-	-	1.98	22.02

a) Expected Credit Loss:

The Company uses a provision matrix to determine impairment loss on portfolio of its trade receivable. The provision matrix is based on its historically observed default rates over the expected life of the trade receivable and is adjusted for forward- looking estimates. At every reporting date, the historical observed default rates are updated and changes in forward-looking estimates are analysed.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However credit risk with regards to trade receivable is negligible considering that revenue is recognized only when substantial amounts are received and the Company generally receives the balance consideration in due course. ECL provisions are made for delay in collection as per agreed ECL provisioning norms.

b) Trade Receivable Ageing Schedule

(Ageing from bill date)

As at March 31, 2025

Range of O/s period	Undisputed			Total
	Considered Good	Significant increase in credit risk	credit impaired	
Unbilled	-	-	-	-
Not Due	-	-	-	-
less than 6 months	0.23	-	-	0.23
6 months - 1 year	0.32	0.06	-	0.38
1-2 year	-	-	-	-
2-3 year	-	-	-	-
> 3 years	1.43	4.29	15.33	21.05
Total	1.98	4.35	15.33	21.66

As at March 31, 2024

Range of O/s period	Undisputed			Total
	Considered Good	Significant increase in credit risk	credit impaired	
Unbilled	-	-	-	-
Not Due	-	-	-	-
less than 6 months	-	-	-	-
6 months - 1 year	-	-	-	-
1-2 year	-	-	-	-
2-3 year	5.72	-	-	5.72
> 3 years	16.30	-	-	16.30
Total	22.02	-	-	22.02



4.5 Cash and Bank Balances

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
A Cash and cash equivalents				
i) Balances with banks	-	-	5.80	3.62
ii) Cash on hand	-	-	0.01	0.01
iii) Cheques on Hand	-	-	0.44	-
Total	-	-	6.25	3.63
B Other bank balances				
i) Balances in escrow account	-	-	5.52	23.44
ii) Fixed Deposit as margin money (*)	5.46	1.14	3.28	7.52
Less : Transferred to Other Financial Assets (refer note 4.3)	(5.46)	(1.14)	-	-
Total	-	-	8.80	30.96
Grand Total	-	-	15.05	34.59

(*) Out of the above Fixed Deposits marked as lien by the Bank is Rs. 5.29 Crores

5 Deferred Tax

Deferred Tax Asset on account of :

	As at	
	March 31, 2025	March 31, 2024
i) Tax Disallowances	0.62	0.18
ii) Depreciation due to timing difference	0.41	0.39
iii) Lease liability	0.07	0.01
iv) Tax Loss (*)	-	18.67
v) Provision for Expected Credit Loss	4.95	-
vi) MSME Disallowed u/s 43B(h)	0.97	-
Deferred Tax (Liability) / Asset Net	7.02	19.25

* The Company has estimated profits from the current projects under execution in respect of which agreements are being executed on the basis of expected cost to complete and expected realisation based on average of actual sales. On the basis of these estimates, there is sufficient profit from these projects on the basis of which the Company has created deferred tax asset on its unabsorbed tax losses.

6 Other Assets (Considered good, unless otherwise stated)

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
i) Advance to suppliers	-	-	13.14	20.43
ii) Advance for purchase of land	-	-	-	-
Consider good	1.39	1.89	-	-
Consider doubtful	-	15.00	-	-
Less: Provision for doubtful advance	-	(15.00)	-	-
iii) Prepaid tax (Net of provision)	19.90	17.80	-	-
iv) Prepaid expenses	7.40	52.10	69.17	89.23
v) Staff loan	-	-	1.59	0.03
vi) Prepaid Deposit (Fair Value Adjustment)	1.99	-	0.82	-
vii) Indirect tax receivable	-	-	0.72	0.04
viii) Duty paid under protest	2.34	2.22	-	-
ix) Prepaid CSR Expenses (*)	-	-	0.44	0.30
x) Others	-	-	0.25	0.41
Total	33.02	74.01	86.13	110.44

Prepaid CSR expenses include an amount of Rs. 0.44 crores and Rs. 0.30 crores as contribution made to Dosti Foundation a related party of the Company for the year ended March 31,2025 and March 31,2024 respectively.

7 Inventories

	As at	
	March 31, 2025	March 31, 2024
	Current	
i) Material at sites	0.85	2.92
ii) Land and development account	1,444.70	1,751.34
iii) Completed flats stock	32.44	8.01
iv) Completed Shop stock	0.16	0.16
Total	1,478.15	1,762.43

Method of Valuation

Material at Site - Inventory is valued at lower of cost and net realizable value on FIFO basis.

Construction Work in Progress/ Land and Development Account -

Work in progress or Land and Development Account consists of all direct and indirect costs related to the construction on the project including land, material, labour, overheads and borrowing cost and is carried in the Balance Sheet at cost till the project is completed. Proportionate costs of properties where revenue is recognized over a period of time or point in time is charged to Statement of Profit & Loss.



Completed Flat/ Shop Stock

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

8 Assets and Liabilities classified as held for sale

The Company had entered into an agreement for transfer of its solar power business where transfer should have been done by December 2019. As per the agreement the business will be transferred as a going concern and hence the non current assets and liabilities have been disclosed as held for sale. No depreciation is charged on such assets and the carrying amount is equal to the residual value. The transfer is pending on account of disputes which are to be decided by Courts, pending the transfer, since the company does not have any beneficial rights in the underlying business the company is only pass through entity and the entire sales is transferred to the vendor. The Management is confident that on resolution of the matter before the court the consideration for the transfer would be at least amount equal to the carrying value and hence there will be no impairment. The disclosures in terms of IndAS 105 is given hereunder:

	As at	
	March 31, 2025	March 31, 2024
8.1 Asset classified as held for sale		
Land related to power project	3.33	3.33
Receivable against sale of electricity	5.26	31.03
	8.59	34.36
8.2 Liabilities associated to assets classified as held for sale		
Other payables	8.47	34.38
Payable against lease	-	-
	8.47	34.38

9 Equity Share Capital

	As at	
	March 31, 2025	March 31, 2024
i) Authorised shares(*) :		
March 31, 2025 : 6,15,00,000 Equity shares of Rs. 10/- each	61.50	61.50
March 31, 2024 : 6,15,00,000 Equity shares of Rs. 10/- each		
Total	61.50	61.50
ii) Issued and subscribed and paid up shares :		
March 31, 2025 : 4,50,00,000 Equity shares of Rs. 10/- each	45.00	45.00
March 31, 2024 : 4,50,00,000 Equity shares of Rs. 10/- each		
Total	45.00	45.00
Total paid-up share capital	45.00	45.00

(*) Vide the Hon'ble High Court of Bombay Order dated February 26,2016, Friends Development Corporation (Imperia) Private Limited (Transferor Company 1) and Dosti Land Developers Private Limited (Transferor Company 2) amalgamated with Dosti Realty Limited. The authorised share capital of the Transferor Company 1 and Transferor Company 2 was Rs. 6.50 crores and Rs. 5.00 crores respectively which were added to the Authorised Share Capital of the Transferee Company. Upon approval of all the relevant forms by MCA, the resultant authorised capital would have been Rs. 61.50 crores. Inadvertently, the Authorised Capital of the Company on MCA is being shown as Rs. 73.00 crores due to dual approval of Form INC-28 by MCA. The Company has now requested for correction in the authorised capital on MCA Master Data via Change Request Form on July 22,2025 which is under process. Awaiting such updation by MCA the Company has presented the duly corrected authorised capital for the year ended March 31,2025 and March 31,2024.

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

	As at			
	March 31, 2025	March 31, 2025	March 31, 2024	March 31, 2024
	Number	Amount	Number	Amount
Balance, beginning of the period	4,50,00,000	45.00	4,50,00,000	45.00
Issued during the period	-	-	-	-
Balance, end of the period	4,50,00,000	45.00	4,50,00,000	45.00

b) Details of shareholders holding more than 5% shares in the Company

	March 31, 2025	March 31, 2025	March 31, 2024	March 31, 2024
	Number	%	Number	%
Kishan Goradia (*)	54,00,000	12.00	54,00,000	12.00
Deepak Goradia	1,66,50,000	37.00	1,93,50,000	43.00
Sejal Goradia	1,07,99,900	24.00	1,07,99,900	24.00
Rajesh Shah	31,50,000	7.00	31,50,000	7.00
Rajul Vora	31,50,000	7.00	31,50,000	7.00
Shraddha Deepak Goradia	27,00,000	6.00	13,50,000	3.00
Anuj Deepak Goradia	27,00,000	6.00	13,50,000	3.00
	4,45,49,900	99.00	4,45,49,900	99.00

(*) - Mr Kishan Garodia passed away on 06-April-2021. The shares are yet to be transferred.

c) The Company has only one class of shares referred to as Equity Shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of Company, the holders of equity shares will be entitled to receive remaining assets of the company, after payment of external liabilities. The distribution will be in proportion to the number of equity shares held by the shareholders.

d) The details of shareholding as at the year end is as per the register of members maintained by the Company.



e) Details of Shareholdings by the Promoter/Promoter group

Name of the Promoter	No of Shares	% of total shares	% of total shares	% change
		2024-25	2023-24	2024-25
Deepak Goradia	1,66,50,000	37.00	43.00	(6.00)
Total	1,66,50,000			
Total No of Shares issued and Subscribed	4,50,00,000			

Name of the Promoter	No of Shares	% of total shares	% of total shares	% change
		2023-24	2022-23	2023-24
Deepak Goradia	1,93,50,000	43.00	43.00	-
Total	1,93,50,000			
Total No of Shares issued and Subscribed	4,50,00,000			

10 Other Equity

	As at	
	March 31, 2025	March 31, 2024
i) Retained earnings	764.37	666.57
ii) Securities premium	0.93	0.93
iii) Debenture Redemption Reserve	4.00	-
	769.30	667.50

a) Securities premium

This reserve is used to record the premium on issue of shares. The same can be utilized in accordance with the provisions of the Companies Act, 2013.

b) Retained earnings

This reserve represents undistributed accumulated earnings of the Company as on the balance sheet date.

c) Debenture Redemption Reserve

The Debenture Redemption Reserve (DRR) has been created pursuant to the requirements of Rule 18(7)(b)(ii) of the Companies (Share Capital and Debentures) Rules, 2014, as amended. The reserve is created out of the profits available for distribution as dividend to the extent of 10% of the value of the outstanding non-convertible debentures issued by the Company through private placement. This reserve will be utilized solely for the purpose of redemption of such debentures in accordance with the applicable regulatory provisions.

11 Financial Liabilities (at amortised cost)

11.1 Long Term Borrowings

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current Maturities	
i) Term Loans from Financial Institution				
- Construction finance 2	-	-	-	24.60
- Construction finance 3	125.98	160.78	-	-
- Term Loan 1	33.35	33.81	1.96	-
- Term Loan 2	5.09	12.04	-	-
- Working capital loan 3	-	162.56	-	-
ii) Unsecured Debentures				
13.00%, Series A 200 Redeemable Non-Convertible Debentures ("NCD") of face Value INR 10,00,000 each	20.56	-	-	-
13.00%, Series B 100 Redeemable Non-Convertible Debentures ("NCD") of face Value INR 10,00,000 each	20.56	-	-	-
iii) Vehicle loans	2.69	1.09	1.62	0.56
Less: Shown under Short term borrowings (Refer Note 14)	-	-	(3.58)	(25.16)
	208.23	370.28	-	-
The break-up of above:				
Secured	133.76	336.47	1.62	25.16
Unsecured	74.47	33.81	1.96	-

i) Registration of charges or satisfaction with Registrar of Companies

Registration of Charge

As at March 31, 2025, the Company has registered all charges duly with the Registrar of Companies in favour of the lenders.

Satisfaction of Charge

As at March 31, 2025, the Company has registered all satisfaction of charges duly with the Registrar of Companies in favour of the lenders.

ii) The Company is not required to submit stock/book debt statement to the bank for any facilities.

iii) Construction Finance 2 - Rs. 150 Crores - with HDFC Bank

- Security : Mortgage of Property being developed on Plot No. 2A/116 & 4/116 of Salt pan Division & 4/356 of Matunga Division at Antop Hill in F/N ward, Mumbai admeasuring 18667.08 sq. mtrs less amenity open space being 933.35 sq. mtrs, net plot area being 17726.08 sq. mtrs, together with construction there on present and future. An exclusive charge on the scheduled receivables under the documents entered into with the customers of the funded project by the Borrower, and all insurance proceeds both present and future.
- All the right, title and interest of the borrower in the designated Escrow Account with HDFC Bank
- Guarantees: Personal Guarantees of directors, Mr. Deepak Goradia, Mr. Rajesh Shah.
- Repayment: The loan shall be repaid within 72 months from the date of first disbursement starting from 63rd month of the disbursement. During the year 2019-2020 the said repayment has been extended by 36 months. The loan shall be repaid as per the schedule below:



Particulars	Repayment to be done (Rs. in Crores)
Aug-24	24.60

- e) **Rate of Interest:** 13.05% per annum
This loan has been fully repaid in the current year i.e. FY 2024-2025

iv) **Construction Finance 3 - Rs. 150 Crores - with HDFC Bank**

- a) Security : Mortgage of Property being developed on Plot No. 2A/116 & 4/116 of Salt pan Division & 4/356 of Matunga Division at Antop Hill in F/N ward, Mumbai admeasuring 18667.08 sq. mtrs less amenity open space being 933.35 sq. mtrs, net plot area being 17726.08 sq. mtrs, together with construction there on present and future. An exclusive charge on the scheduled receivables under the documents entered into with the customers of the funded project by the Borrower, and all insurance proceeds bother resent and future.
- b) All the right, title and interest of the borrower in the designated Escrow Account with HDFC Bank
- c) Guarantees: Personal Guarantees of directors, Mr. Deepak Goradia, Mr. Rajesh Shah.
- d) Repayment: The loan shall be repaid within 72 months from the date of first disbursement starting from 63rd month of the disbursement. During the year 2019-2020 the said repayment has been extended by 36 months. The loan shall be repaid as per the schedule below:

Particulars	Repayment to be done (Rs. in Crores)
Jan-27	25.78
Dec-26	15.00
Nov-26	15.00
Oct-26	15.00
Sep-26	15.00
Aug-26	15.00
Jul-26	15.00
Jun-26	10.20
Total	125.98

- e) **Rate of Interest:** 12.80% per annum

v) **Term Loan from -1 From JM Financial Credit Solution Limited (JMFCSL) - Rs. 38 Crores**

- a) Security : Pari-Passu charge by way of registered mortgage over the Land and the Project "Dosti Desire - Phase II", a property of an AOP which belongs to a firm in which the company has substantial interest along with all structures developed / to be developed thereon and project receivables/cashflows ("Project Dosti Desire-Phase II").
Escrow of receivables generated/to be generated from the sold/unsold units developed/to be developed in Project "Dosti Desire - Phase II".
Residential Project - "Dosti Desire - Phase II" having total potential carpet area of approximately 2.46 lakh sft located at Brahmand, Thane (West).
- b) Guarantees: Personal Guarantees of Directors, Mr. Deepak Goradia, Mr. Rajesh Shah and Mr. Rajul Vora.
- c) Repayment: The repayment shall be made in 18 equal monthly instalments starting from the end of 37th month from the date of first drawdown under Term Loan 1 and ending on the 54th month from the date of first drawdown under the facility. There shall be a principal moratorium of 36 months from the date of first drawdown under the facility.

Particulars	Repayment to be done (Rs. in Crores)
Aug-27	1.99
Jul-27	1.96
Jun-27	1.96
May-27	1.96
Apr-27	1.96
Mar-27	1.96
Feb-27	1.96
Jan-27	1.96
Dec-26	1.96
Nov-26	1.96
Oct-26	1.96
Sep-26	1.96
Aug-26	1.96
Jul-26	1.96
Jun-26	1.96
May-26	1.96
Apr-26	1.96
Mar-26	1.96
Total	35.31

- d) **Rate of Interest:** 15.15% per annum at the time of first disbursement linked to HDFC Bank 3 months MCLR.



vi) **Term Loan from -2 From ICICI Bank - Rs. 85 Crores**

a) **Security :**

Property : All the piece & parcel of land located at survey no. 112/1A/Plot No 1 admeasuring 34273.82 sqmtr, 112/1A/ Plot no 3/A admeasuring 11424.60 sqmtr (Excluding 112/1A/3/4/5/5/A/10/11/11/A/12/15/16 plot no 2 Dp road admeasuring 2585.97 sqmtr) situated at Mauje Hadapsar, Sub District Haveli, Pune including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc), both present & future.

Project 1A : Project "Dosti Greenscape Phase 1A" consisting of 4 residential towers having RERA carpet area of approx. 210,162 sq. ft. going to be developed by the Borrower on the Property.

Project 1B : Project "Dosti Greenscape Phase 1B" consisting of 5 residential towers and 1 commercial tower having carpet area of approx. 276,192 sq. ft. going to be developed by the Borrower on the Property.

Project 2 : Residential Project 2 going to be developed by the Borrower on the property in future.

Property Owner/Development rights owner/Leasehold rights owner :

Property is owned by The Indian Hume Pipe Company Ltd (Land Owner).

Development rights of the property is owned by Dosti Realty Ltd (Developer).

b) **Personal Guarantee of Mr Deepak Goradia, Mr.Rajesh Shah and Mr. Rajul Vora.**

Rate of Interest: 11.60% per annum

The Borrower agrees and undertakes to repay to the lender the principal amounts of the Facility in 24 monthly instalments commencing from the end of the period of 36 months after first disbursement.

Particulars	Repayment to be done (Rs. in Crores)
Jun-28	0.99
May-28	0.99
Apr-28	0.98
Mar-28	0.98
Feb-28	0.94
Jan-28	0.21
Total	5.09

vii) **Working Capital Loan from -3 From HDFC Bank - Rs. 165 Crores**

a) **Security :** Mortgage of Property being developed on Plot No. 2A/116 & 4/116 of Salt pan Division & 4/356 of Matunga Division at Antop Hill in F/N ward, Mumbai admeasuring 18667.08 sq. mtrs less amenity open space being 933.35 sq. mtrs, net plot area being 17726.08 sq. mtrs, together with construction there on present and future. An exclusive charge on the scheduled receivables under the documents entered into with the customers of the funded project by the Borrower, and all insurance proceeds both present and future.

Receivables/Cash flow/revenues including booking amounts arising out of or in connection with or relating to the project.

b) **Personal Guarantee of Mr Deepak Goradia and Mr.Rajesh Shah.**

c) **Personal residence of Mr Deepak Goradia.**

d) **Repayment:** 60th month from the date of first disbursement/drawdown.

e) **Rate of Interest:** 13.05% per annum

This loan has been fully repaid in the current year i.e. FY 2024-2025

viii) **Non Convertible Debentures - Rs. 40 crores**

(a) **13.00%, Series A 200 Redeemable Non-Convertible Debentures ("NCD") of face Value INR 10,00,000 each and 13.00%, Series B 200 Redeemable Non-Convertible Debentures ("NCD") of face Value INR 10,00,000 each**

Security and other terms & conditions :

A first ranking exclusive charge in favour of the Debenture Trustee, by way of mortgage over all rights, title and interest arising in relation to :

(i) Identified earmarked units ("Earmarked Units") in connection with a residential project being constructed and developed by Messers Dosti Enterprises ("Developer") a partnership firm where the Company is a partner , over all that piece and parcel of land as more particularly described here under:

Description of the Project and Projed Property

Description of Project : All that piece and parcel of land forming a part of the residential cum commercial project Dosti West County - Maple A & B, Willow A & B and Olive A having 8,84,020 square feet Usable Carpet Area and situated on the Project Land.

Description of Project Property:

Project Maple

All that piece and parcel of land admeasuring 1,661.57 sq. mts. situated, lying and being at Survey No. Survey No.49/1/A(pt), 49/4(pt), 51/5/A(pt), 48/4/A/1(pt) of Dosti West County, Bhiwandi-Wadpa Road, Old Mumbai-Agra National Highway, Balkum Pada, Thane - 400608.

Project Olive

All that piece and parcel of Plot comprising Non-Agricultural lands bearing New Survey/Hissa Nos i.e. 16/9/A(Pt),16/3(Pt), 16/S(Pt), 16/8/A(Pt), 16/10/A/1(Pt), 18/8(Pt), are aggregating to 702.96 sq.metres or thereabouts, the said plot, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane.

Project Willow

All that piece and parcel of Plot comprising Non-Agricultural lands bearing New Survey/Hissa Nos viz. 49/8/A (Pt), 49/6 (Pt), 49/7/A (Pt), 49/4 (Pt), 49/3 (Pt), 50/1A/1 (Pt) and 17/14 (Pt), admeasuring in aggregating to 2609.5 sq. meters or thereabouts, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane.



Project wise Details of Earmarked Units

Dosti Maple : Total of 36 Units admeasuring 30,718 sq.ft.

Dosti Olive : Total of 18 Units admeasuring 14,001 sq.ft.

Dosti Willow : Total of 41 Units admeasuring 48,461 sq.ft.

(ii) all the right, title, interest, benefits, sums, receipts or receivables, claims and demands whatsoever, present or future, in and to or in respect of all amounts owing, payable to and / or received by or to be received from any person in relation to the Earmarked Units including any receivables arising out of or in relation to any booking, sale, transfer or any other arrangements of whatsoever nature or by whatever name called and claims in respect thereof, which are now due or payable or which may at any time hereafter become due or payable, and includes the balance receivables in respect of the Earmarked Units which are already booked, sold, transferred and are received/ to be received by the Developer(excluding any pass through charges as more particularly described under the Indenture of Mortgage) (collectively the "Earmarked Receivables"); and i) charge on escrow account opened by the Company in connection with the issue of the Debentures ("Escrow Account"); in the form and manner more particularly set out in the indenture of mortgage to be executed in furtherance thereof ("Indenture of Mortgage");

(iii) Demand promissory note(s) and letter(s) of continuity.

(iv) Undated Cheques and Post dated Cheques ; and

(v) Any additional Security Interest granted or required to be granted by the Company, the Developer or any security provider in connection with the Debentures ("Security Provider") or any other Person over its assets in accordance with the terms of any other security document entered into by such Persons (Collectively referred to as "Security")

b) **Tenure:** 36 Months from the first date of allotment i.e. 10-01-2025. Final Redemption Date i.e. 10th January 2028

c) **Repayment:**

(i) for initial period of 18(Eighteen) months from the date of allotment elect to Accrue Current Interest of 13% p.a. and compounded monthly and added to the principal balance at the end of each month from 1st month to 18th month. The said accrued Interest to be paid from the end of 18th month to 26th month in equal 8 installment.

(ii) for the remaining period of 18 (Eighteen) months from the date of allotment, pay Current Interest @ 13% p.a on the debentures, payable in cash on monthly basis i.e starting from 19th month onwards.First Interest payment date : 30th June 2026 and last Interest payment date : 17th December 2027.

(iii) Principal repayment to be start from 27th month and will be paid in equal 10 installments.

(iv) In case of event of default — Default interest shall be applicable, if any.

d) **Rate of Interest:**

As on date the Rate of interest is 13% p.a. Interest Payable on Debentures will be calculated based on 30/360

ix) There are 6 vehicle loans outstanding as on 31st March,2025, which were hypothecated against the respective vehicles. Charge has been created on the vehicles purchased through loan during the year ended 31st March,2025.The amount is repayable as under.

Loan from	Outstanding loan amount in Rs. in Crores	No. of Equated Monthly Instalments	Repayment per Equated Monthly Instalment (Rs. In Crores)	Loan Start Date	Loan End Date
HDFC Car Loan	0.41	19	0.02	Aug-23	Oct-26
HDFC Car Loan	0.32	35	0.01	Mar-23	Feb-28
HDFC Car Loan	0.23	36	0.01	Jan-25	Mar-28
HDFC Car Loan	0.36	20	0.02	Sep-23	Nov-26
ICICI Car Loan	1.41	31	0.05	Nov-24	Oct-27
ICICI Car Loan	1.58	36	0.05	Jan-25	Mar-28

x) **Maturity Profile of Borrowings**

Particulars	March 31, 2025	March 31, 2024
Current maturity	3.58	25.16
Instalments payable between 2 to 5 years	208.23	370.28
Instalments payable beyond 5 years	-	-

(*) On account of overflow in escrow account the Company prepays the loan amounts. However, the current maturities are disclosed as per original/revised sanction term and the last repayment is adjusted where ever applicable. Therefore due to the prepayments the current maturity as per Maturity profile above may differ.

xi) **Disclosure pursuant to Ind AS 7 "Statement of Cash Flows" - Changes in liabilities arising from financing activities:**

As at March 31, 2025

Particulars	Long term borrowings	Short term borrowings	Interest payable	Total
Opening Balance	370.28	113.33	2.10	485.71
Interest accrued and payable	1.13	-	45.59	46.72
Changes from financing cash flows -				
Proceeds during the year	50.04	145.40	-	195.44
Internal Transfer	-	10.77	-	10.77
Net Movement in Current Maturity	21.58	(21.58)	-	-
Prepayment of loan during the year (Refer Note 11.1(x)(*))	(209.64)	-	-	(209.64)
Repayment during the year	(25.16)	(87.37)	(35.44)	(147.97)
Closing balance	208.23	160.55	12.25	381.03



As at March 31, 2024

Particulars	Long term borrowings	Short term borrowings	Interest payable	Total
Opening Balance	516.44	201.25	8.31	726.00
Interest accrued and payable			76.48	76.48
Changes from financing cash flows -				-
Proceeds during the year	30.05	4.92	-	34.97
Net Movement in Current Maturity	55.29	(55.29)	-	-
Prepayment of loan during the year (Refer Note 11.1(x)(*))	(151.05)	-	-	(151.05)
Repayment during the year	(80.45)	(37.55)	(82.69)	(200.69)
Closing balance	370.28	113.33	2.10	485.71

xii) **Delay/Default Disclosure for Interest and Principal Repayment**

There is no delay or default in payment of Principal and/or Interest for the financial year 2024-2025 and 2023-2024 respectively.

xiii) **Utilisation of Borrowings**

During the year the Company has taken disbursement from existing sanctioned loans and has availed fresh loans which have been utilised for the purpose for which they were taken.

11.2 Other Financial Liabilities (at amortised cost)

- i) Payable against flat cancellation
- ii) Deposit Received against lease
- iii) Interest accrued
- iv) Payable to staff
- v) Payable to customers
- vi) Liabilities towards Land under Development Agreement
- vii) Contractual commitment (refer note (a) below)
- viii) Current Capital in Joint Ventures (refer note (b) below)
- ix) Payable to related party (refer note (c) below)
- x) Retention Money
- xi) Liabilities towards Society
- xii) Other payables
- Total**

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
	-	-	0.97	1.30
	0.07	0.13	-	0.27
	-	-	12.25	2.10
	-	-	0.12	10.76
	-	-	0.08	2.44
	-	-	74.73	-
	-	-	5.50	5.50
	-	-	113.14	14.27
	-	-	-	10.91
	6.96	6.45	2.57	-
	-	-	26.15	-
	-	-	0.55	0.02
Total	7.03	6.58	236.06	47.57

a) Contractual Commitment of Rs. 5.50 Crores represents amount payable on account of purchase of shares of KNK Trading Private Limited.

b) Current Capital in Joint Ventures represents excess drawings/share of loss in excess of capital in partnership firm.

Details of Joint Ventures

- i) Crystal Builders and Developers
- ii) Dosti Corporation (Vihar)
- iii) Dosti Corporation (Pinnacle)
- iv) Maitri Associates
- v) Dosti Corporation (Presidio)

	As at	
	March 31, 2025	March 31, 2024
	5.06	5.02
	3.90	4.94
	68.37	-
	35.60	4.31
	0.21	-
Total	113.14	14.27

c) Details of Related Parties

- i) K.K. Enterprises

	As at	
	March 31, 2025	March 31, 2024
	-	10.91
Total	-	10.91

11.3 Lease Liabilities

Lease liability

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
	3.24	0.63	0.64	0.23
	3.24	0.63	0.64	0.23

12 Other Liabilities

- i) Contract liability
- ii) Deferred guarantee income
- iii) Deferred rental income
- iv) Duties and taxes payable
- v) Other Statutory Liabilities
- Total**

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
	-	-	919.65	1,487.99
	1.94	2.96	1.96	1.80
	0.01	0.01	0.01	0.01
	-	-	8.10	6.43
	-	-	0.10	0.08
Total	1.95	2.97	929.82	1,496.31

Contract liability represents advance from customers



13 Provisions

	As at		As at	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
	Non- Current		Current	
i) Provision for gratuity	-	-	0.95	0.71
ii) Provision for Leave Encashment	-	-	1.53	1.22
iii) Provision for Projects (*)	-	-	10.27	4.49
iv) Provision under Development Agreement (**)	-	-	176.96	-
v) Provision for income tax	-	-	1.18	1.79
Total	-	-	190.89	8.21

(*) Provisions for projects represents amounts in respect of contingencies related to completed projects having regard to the nature of real estate operations, including in respect of advances to vendors for land and TDRs and claims against the Company.

Provision for Projects	Opening Balance	Addition During the Year	Amt. paid/reversed during the year	Closing Balance
FY 2024-25	4.49	10.27	(4.49)	10.27
FY 2023-24	7.83	-	(3.34)	4.49

(**) Provision under Development Agreement represents estimated provisions towards revenue share to be paid to the land owners under Development Agreements in respect of unsold properties.

Provision for Projects	Opening Balance	Addition During the Year	Amt. paid/reversed during the year	Closing Balance
FY 2024-25	-	176.97	-	176.97
FY 2023-24	-	-	-	-

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

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

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

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

Particulars	As on	As on
	March 31, 2025	March 31, 2024
(a) Reconciliation of opening and closing balances of Defined benefit Obligation		
Defined Benefit obligation at the beginning of the year	2.50	2.42
Current Service Cost	0.38	0.20
Interest Cost	0.14	0.14
Actuarial (Gain) /Loss	0.87	0.13
Transfer In	-	0.05
Transfer Out	-	(0.01)
Benefits paid	(0.61)	(0.43)
Defined Benefit obligation at the year end	3.28	2.50
(b) Reconciliation of opening and closing balances of fair value of plan assets		
Fair Value of plan assets at the beginning of the year	1.79	1.85
Adjustment to opening fair value of plan asset	(0.10)	-
Expected return on Plan Assets	0.05	(0.00)
Interest Income	0.10	0.12
Transfer In	0.33	-
Employer Contribution	0.77	0.25
Benefits Paid	(0.61)	(0.43)
Fair Value of Plan Assets at the year end	2.33	1.79
(c) Reconciliation of fair value of assets and obligations		
Fair Value of Plan Assets	2.33	1.79
Present value of Defined Benefit obligation	3.28	2.50
Liability recognized in Balance Sheet	0.95	0.71
(d) Expenses recognized during the year (Under the head “ Employees Benefit Expenses)		
Current Service Cost	0.38	0.20
Interest Cost	0.14	0.02
Net Cost	0.52	0.22
(e) Other comprehensive income (OCI)		
Actuarial (gain) / loss recognized for the period	0.87	0.13
Return on plan assets excluding net interest	(0.05)	0.00
Total Actuarial (gain) / loss recognized in (OCI)	0.82	0.13



ii) Actuarial Assumptions		
Particulars	As on March 31, 2025	As on March 31, 2024
Mortality Table (LIC)	IALM (2012-14) Ult.	
Discount rate (per annum)	6.77%	6.97%
Expected rate of return on Plan assets (per annum)	6.97%	7.23%
Rate of escalation in salary (per annum)	4%	4%
Withdrawal rate:		
- upto age of 42	1%	1%
Retirement age	60 years	60 years

iii) Sensitivity analysis

A quantitative Sensitivity analysis for significant assumption

Particulars	Discount Rate	Salary Growth Rate
Change in assumption		
March 31, 2024	1%	1%
March 31, 2025	1%	1%
Increase in assumption		
March 31, 2024	2.34	2.58
March 31, 2025	3.10	3.40
Decrease in assumption		
March 31, 2024	2.66	2.40
March 31, 2025	3.47	3.15

iv) Experience adjustment

Particulars	As on March 31, 2025	As on March 31, 2024
Experience adjustment on Plan assets	0.05	(0.00)

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

(i) Actuarial risk

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

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

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

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

(ii) Investment risk

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

(iii) Liquidity risk

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

(iv) Market risk

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

14 Short Term Borrowings

	As at	
	March 31, 2025	March 31, 2024
i) Secured Loans -Overdraft Facility from Banks		
Overdraft Facility from ICICI Bank (*)	9.76	-
Current maturities of long term borrowings (**)	3.58	25.16
ii) Unsecured Loans - From related parties repayable on demand		
From directors	83.27	33.70
iii) Unsecured Loans - Other Borrowings repayable on demand		
Inter corporate loans	63.94	54.45
iv) Unsecured Loans -Overdraft Facility from Banks (***)	-	0.02
Total	160.55	113.33

(*) For details of security refer note 11.1 (vii)(a) & (b)

(**) For details of security refer note 11.1

(***) The unsecured loan from bank is secured against property of a group company.



15 Trade Payables (at amortised cost)

	As at	
	March 31, 2025	March 31, 2024
	Current	
i) Outstanding dues of micro and small enterprises	17.62	9.69
ii) Outstanding dues of creditors other than micro and small enterprises	59.86	50.91
Total	77.48	60.60

a) Amounts due to Micro, Small and Medium Enterprises

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management under the MSME Act 2006.

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

MSME Disclosure	2024-25	2023-24
Details of dues to micro and small enterprises as defined under MSME Act, 2006		
i Principal amount due	17.62	9.69
ii Interest due on above	0.88	0.32
iii Amount of interest paid in terms of Sec 16 of the Micro, Small and Medium		
- Principal amount paid beyond appointed day	19.01	22.35
- Interest paid thereon	-	-
iv Amount of interest due and payable for the period of delay	1.38	0.63
v Amount of interest accrued and remaining unpaid as at year end	3.63	1.37
vi Amount of further interest remaining due and payable in the succeeding year	-	-

b) Trade Payable Ageing Schedule

(Ageing from Bill Date)

As at March 31, 2025

Range of outstanding period	MSME		Others	
	Undisputed	Disputed	Undisputed	Disputed
Unbilled	-	-	3.48	-
Not Due	-	-	-	-
Less than 1 year	15.43	-	50.28	-
1-2 years	2.12	-	4.46	-
2-3 year	0.06	-	0.20	-
> 3 years	0.01	-	1.44	-
Total	17.62	-	59.86	-

As at March 31, 2024

Range of outstanding period	MSME		Others	
	Undisputed	Disputed	Undisputed	Disputed
Unbilled	-	-	1.19	-
Not Due	-	-	-	-
Less than 1 year	9.59	-	45.47	-
1-2 years	0.07	-	0.31	-
2-3 year	0.01	-	0.24	-
> 3 years	0.02	-	3.70	-
Total	9.69	-	50.91	-

16 Revenue from Operations

a) Sales and Revenue

i) Sales- Completed Flats	1,145.58	-
b) Other Operating Income		
i) Share of profit from partnership firms	35.09	3.82
ii) Club Income	8.01	-
iii) Other Income	0.02	-
Total	1,188.70	3.82

1) Disclosure as required by Ind AS 115 "Revenue from Contract with customers"

a) Movement in Contract Balances

Particulars	Opening	Addition during the year	Adjusted	Closing
Contract liability				
March 2025	1,487.99	597.22	1,165.56	919.65
March 2024	810.58	711.14	33.73	1,487.99

b) The revenue from the project under execution is being recognised at a point in time considering the contract condition with customers and extant Rera Provision , project wise details for the same are as follows -



Project	Revenue recognition at	Advances Received from Customers - Contract Liability- March 31,2025	Advances Received from Customers - Contract Liability- March 31,2024
Dosti eastern bay - Phase -1	Point in time	5.27	745.68
Dosti eastern bay - Phase -2	Point in time	4.30	245.71
Dosti eastern bay - Phase -3	Point in time	697.82	424.26
Dosti Greenscape - Phase -1	Point in time	159.66	69.15
Dosti Greenscape - Phase -2	Point in time	28.46	0.37
Dosti Greenscape - Phase -3	Point in time	17.38	-
Dosti Greenscape - Phase -4	Point in time	4.61	-
Others	Point in time	2.15	2.82
Total		919.65	1,487.99

c) The aggregate value of transaction price allocated to unsatisfied performance obligations is Rs. 1,297.76 Crores (P.Y. 2,033.10 Crores) . The Company expects to satisfy the said performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at 31st March 2025 and are expected to be completed over the next 1 to 2 years.

17 Other Income

	2024-25	2023-24
i) Interest Income on financial assets at EIR	5.62	4.57
ii) Other interest income	8.78	5.75
iii) Interest on Debentures	0.02	-
iv) Interest on fixed deposits	0.40	0.24
v) Brokerage and Commission Income	0.07	0.25
vi) Balances written back	0.85	1.10
vii) Interest on Income Tax Refund	0.04	0.08
viii) Guarantee Income on application of IND AS 109	2.06	1.80
ix) Remeasurement gain on guarantee commission	0.30	0.34
x) Profit on Sale of Mutual Fund	0.26	-
xi) Rent	0.25	0.23
xii) Income from Late Payment Fees	0.00	-
xiii) Profit on Sale of vehicle (Net)	0.26	-
xiv) Fair Value Gain on Mutual Funds	0.05	-
	18.96	14.36

18 Cost of Sales

i) Cost of flats sold	898.38	-
Total	898.38	-

Breakup of Cost of Flats Sold:- Particulars

	2024-25	2023-24
a) Completed Flats		
Opening Stock	8.01	8.01
Add : Transfer from Land & Development	917.94	-
Add : Transfer from Project Provision	4.87	-
Less : Closing Stock	32.44	8.01
	898.38	-
b) Completed Shops		
Opening Stock	0.16	-
Add : Cost of Repossessed Shops	-	0.16
Less : Closing Stock	0.16	0.16
	-	-
c) Movement in Land and Development A/c		
Opening Balance	1,751.34	1,399.24
Add : Land, Development and other Cost incurred during the year. (details as per note 18 (d) below)	611.30	352.10
	2,362.64	1,751.34
Less: Transferred to Cost of Flats sold (*)	917.94	-
Less : Closing Balance	1,444.70	1,751.34
Cost of Flats sold	898.38	-

(*) In respect of flats constructed and occupation certificate received.



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

Particulars	2024-25	2023-24
Consumption of Raw material		
Opening Stock of Material	2.92	1.66
Purchase of Material	77.04	79.99
Less: Closing Stock of Material	(0.85)	(2.92)
Land Cost	79.11	78.73
Plan Approval Cost and Premium paid	306.68	26.68
Labour	40.40	15.98
Transport Charges	107.13	133.01
Hiring Charges	0.50	0.40
Electricity Charges	0.51	0.48
Water Charges	2.83	2.34
Provision for Project Expenses	0.13	0.06
Architect and Other Professional Fees	5.27	-
Borrowing Cost	12.60	9.73
Personnel Cost	36.20	67.87
Salary	15.20	12.63
Contribution to Provident and other Funds	0.36	0.21
Staff Welfare	0.37	0.40
Security Charges	2.00	1.21
Rent Expenses	0.13	0.14
Insurance Expenses	0.40	0.44
Other Site Administration	1.48	1.79
Total	611.30	352.10

	2024-25	2023-24
ii) Increase in Inventory of Shops	-	(0.16)
Total	-	(0.16)

(Increase)/decrease in Inventory of Shops

Opening Stock	-	-
Add : Cost of Repossessed Shops	-	0.16
Less : Closing Stock	-	-
	-	(0.16)

	2024-25	2023-24
19 Employee Benefit Expense		
i) Salary and Bonus	14.20	10.48
ii) Managerial Remuneration	11.00	10.00
iii) Gratuity Expenses	0.52	0.22
iv) Contribution to Provident and other Funds	0.18	0.19
v) Staff Welfare	0.14	0.23
Total	26.04	21.12

	2024-25	2023-24
20 Finance Cost		
i) Interest expenses on financial liability at amortised cost	10.51	8.60
ii) Interest on lease liability	0.16	0.09
iii) Other Borrowing Cost	1.23	1.18
iv) Interest on MSME	2.26	0.95
v) Interest on Direct Taxes	0.00	0.25
vi) Interest on Indirect Taxes	-	-
Total	14.16	11.07

	2024-25	2023-24
21 Depreciation & Amortization		
Depreciation	1.35	0.94
Depreciation on ROU assets	0.38	0.25
Amortisation	0.05	0.05
Total	1.78	1.24



22 Other Expenses

	2024-25	2023-24
Rent	0.18	0.17
Rates and Taxes	0.64	1.53
Repair and Maintenance - Others	1.30	1.81
Vehicle Fuel & Other Expenses	0.15	0.15
Travelling, Conveyance and Accommodation	0.16	0.08
Director Sitting Fees	0.09	0.03
Legal and Professional Expenses	0.78	1.26
Bank Charges	0.18	0.17
Miscellaneous Expenses	0.41	0.07
Membership Expenses	0.07	0.16
Printing and Stationery Expenses	0.18	0.04
Marketing and Business Development	17.68	14.68
Sales Promotion Expenses	73.05	-
Brokerage	25.34	-
Insurance	0.05	0.03
Provision for Expected Credit Loss	19.68	-
Foreign Exchange Loss	-	0.00
Donation	0.12	0.12
Communication Expenses	0.08	0.07
Electricity Expenses	0.14	0.13
Prepaid CSR Written off	0.03	-
Tender Expenses	0.14	0.21
Amortisation of Profit Participation Right	2.52	-
Auditors Remuneration	0.29	0.31
Balances written off	3.54	3.11
Total	146.80	24.13

a) Payment to auditors

	2024-25	2023-24
Audit Fees including Tax Audit	0.22	0.21
Taxation Matter	0.07	0.10
Certification	0.00	0.00
Total payment to auditors	0.29	0.31

23 Tax Expense**a) Income tax expense in the statement of profit and loss consists of:**

	2024-25	2023-24
Current Tax	5.50	-
Tax adjustment of earlier years	(0.78)	(0.00)
Deferred tax	12.44	(18.56)
Income tax recognised in statement of profit or loss	17.16	(18.56)
Income tax recognised in OCI	0.21	0.03

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

Year ended March 31, 2025 Year ended March 31, 2024

A Current Tax

Accounting profit before income tax	119.57	(85.43)
Enacted tax rates in India (%)	25.168%	25.168%
Computed expected tax expenses	30.09	(21.50)
Effect of non- deductible expenses	9.46	13.49
Effects of deductible Expenses	(15.74)	(3.19)
Other Income	0.07	0.00
(Set off of B/fd Loss) / Carry forward of loss	(18.40)	11.21
Others	0.02	(0.01)
Income tax expenses - Net	5.50	-

Tax Round off....



B Deferred Tax

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

Particulars	Opening	Recognised in profit and loss	Recognised in O C I	Closing
Property, Plant and Equipment	0.39	0.02	-	0.41
Employee benefits:				
Tax Disallowances	0.18	0.23	0.21	0.62
Lease liability	0.01	0.06	-	0.07
Tax Loss	18.67	(18.67)	-	-
Provision for Expected Credit Loss	-	4.95	-	4.95
MSME Disallowed u/s 43B(h)	-	0.97	-	0.97
As at March 31, 2025	19.25	(12.44)	0.21	7.02
Property, Plant and Equipment	0.36	0.03	-	0.39
Employee benefits:				
Tax Disallowances	0.29	(0.14)	0.03	0.18
Lease liability	0.01	0.00	-	0.01
Tax Loss	-	18.67	-	18.67
As at March 31, 2024	0.66	18.56	0.03	19.25

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

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

Particulars	2024-25	2023-24
Net Profit / (Loss) as per Statement of Profit and Loss	102.41	(66.87)
Outstanding equity shares at the beginning of the year (Nos)	4,50,00,000	4,50,00,000
Equity Shares allotted during the year	-	-
Outstanding equity share at the end of the year (Nos)	4,50,00,000	4,50,00,000
Weighted average equity share outstanding during the year (Nos)	4,50,00,000	4,50,00,000
Nominal value per share (Rs)	10.00	10.00
Earning per share - Basic and Diluted (Rs)	22.76	(14.86)

25 Contingent Liabilities**a) Particulars**

	March 31, 2025	March 31, 2024
a) Income Tax matters for which company has gone in appeal	37.29	36.64
b) Tax paid and refunds adjusted against the (a) above	6.73	5.28
c) Income Tax Demand under rectification	-	-
d) Goods and Service Tax matters for which company has gone in appeal	10.80	1.41
e) Service Tax matters for which company has gone in appeal	33.45	33.22
f) Excise matters for which company has gone in appeal	0.27	0.27
g) Local body tax for Which Company has gone in appeal (*)	3.72	6.72
h) Bank Guarantee	6.31	-
i) Corporate Guarantee	434.05	364.98
j) Claims not acknowledged as debt	10.84	-

Note (*) - Rs. 1.38 crores has been paid against protest for LBT.

26 Capital and Other Commitment

	March 31, 2025	March 31, 2024
Commitment towards implementation of the Resolution Plan by Wholly owned subsidiary - Fanibhushan BuildTech Private Limited and Step Down Subsidiary - Dosti Marine Bay Private Limited vide NCLT Order	106.27	106.27

27 Corporate Social Responsibility Expenditure

(a) Gross amount required to be spent by the Company during the year: Rs. NIL (Previous Year Rs.NIL)

(b) Amount spent by the Company during the year is as follows :

Disclosure for the year 2024-2025

The company is covered under section 135 of the Companies Act, the following is disclosed with regard to CSR activities:-

Particulars	March 31, 2025	March 31, 2024
1 Gross amount required to be spent by the company during the year	-	-
2 Amount approved by the Board to be spent during the year	-	-
- Ongoing	-	-
- Other than on going	-	-
3 Amount spent during the year on:		
(a) Construction/acquisition of any asset	-	-
(b) On purposes other than (a) above		
i) For 2024-25	0.17	-
ii) For 2023-24 C/F	0.06	0.06
iii) For 2022-23 C/F	0.21	0.24
Total	0.44	0.30
4 Shortfall/(Excess) at the end of the year,	(0.44)	(0.30)
5 Total of previous years shortfall,	-	-
6 Reason for shortfall-	NA	NA



7 Nature of CSR activities-

Particulars

- (a) Promotion of Education , vocational training & skill enhancement etc.

2024-25	2023-24
0.17	0.06
0.17	0.06

The excess amount of Rs 0.17 Crores spent during the year 2024-25 and Rs 0.27 Crores excess spent during years 2023-24 (Rs.0.06 Crores) and 2022-23 (Rs.0.21 Crores) are carried forward as Prepaid CSR expenditure.

8 Details of Related Party Transactions

Name of Related Party

- (a) Dosti Foundation

2024-25	2023-24
0.17	0.06
0.17	0.06

28 Disclosure in accordance with Ind AS – 116 “Leases”, of the Companies (Indian Accounting Standards) Rules, 2015.

- (a) Movement in Right of Use assets - Refer Note 3.3

- (b) Movement in lease liabilities :

Particulars	March 31, 2025	March 31, 2024
Balance at the beginning	0.86	0.68
Addition	3.18	0.40
Finance Cost During the year	0.16	0.09
Payment of Lease Liability	0.32	0.31
Closing Balance	3.88	0.86

- (c) Maturity Profile of Lease Liabilities

The table below provides details regarding Contractual Maturities of Lease Liability as at March 31, 2025 and March 31,2024 on an undiscounted basis.

Ageing	March 31, 2025	March 31, 2024
Within One year	1.15	0.32
Two to Five years	4.20	0.73
More than Five years	-	-
Total	5.35	1.05

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

The Company's operations constitutes a single business segment namely “Real Estate developers ” as per INDAS 108. Further, the Company's operations are within single geographical segment which is India. As such, there is no separate reportable segment under Ind AS - 108 on Operating Segments.

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

Details are given in Annexure -"C"

31 Financial Instruments

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

Particulars	Carrying Value		Fair Value	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
a) Financial Assets				
Amortised Cost				
Loans	552.98	340.45	552.98	340.45
Trade Receivables	1.98	22.02	1.98	22.02
Cash and Cash Equivalents	6.25	3.63	6.25	3.63
Other Bank Balances	8.80	30.96	8.80	30.96
Other Financial Assets	28.44	30.61	28.44	30.61
At Fair Value Through Profit or Loss				
Investments	38.55	-	38.55	-
Total Financial Assets	637.00	427.67	637.00	427.67

- b) Financial Liabilities

Amortised Cost				
Borrowings	368.78	483.61	368.78	483.61
Trade payables	77.48	60.60	77.48	60.60
Others	243.09	54.15	243.09	54.15
Total Financial Liabilities	689.35	598.36	689.35	598.36

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

Maturity profile with respect to lease liability is disclosed seperately under Note 28(c).



Fair Value Hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

Financial Assets measured at Fair Value	Date of Valuation	Quoted Prices in Active Markets (Level 1)	Inputs other than quoted prices included within Level 1 (Level 2)	Unobservable Inputs (Level 3)
Investment in Mutual Funds	31.03.2025	3.55	-	-
Investment in Debentures	31.03.2025	-	-	35.00
Investment in Mutual Funds	31.03.2024	-	-	-
Investment in Debentures	31.03.2024	-	-	-

33 A Financial Risk Management

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

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

- Credit risk
- Liquidity risk and
- Market risk

B Risk Management Framework

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

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

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

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

C Financial Risk Factors**i) Business / Market Risk**

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

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

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

ii) Interest Rate Risk

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

iii) Interest Rate Sensitivity

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

Particulars	Increase/ Decrease in basis points	Effects on Profit before tax.
March 31, 2025	Plus 100 basis point	(3.69)
	Minus 100 basis	3.69
March 31, 2024	Plus 100 basis point	(4.84)
	Minus 100 basis	4.84

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



iv) **Credit Risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investments in debt securities. The carrying amount of following financial assets represents the maximum credit exposure:

a) **Trade and Other Receivables**

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However credit risk with regards to trade receivable is negligible considering that revenue is recognized only when substantial amounts are received and the Company generally receives the balance consideration in due course. ECL provisions are made for delay in collection as per agreed ECL provisioning norms.

b) **Cash and Cash Equivalents**

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

(v) **Liquidity Risk**

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

The Working Capital Position of the Company is given below:

Particulars	March 31, 2025	March 31, 2024
Current Assets		
Cash and Cash Equivalents	6.25	3.63
Bank Balance	8.80	30.96
Trade Receivables	1.98	22.02
Inventories	1,478.15	1,762.43
Investments	3.55	-
Loans and other Financial Assets	434.43	286.75
Other Current Assets	86.13	110.44
Total (A)	2,019.29	2,216.23
Less :		
Current Liabilities		
Borrowings	160.55	113.33
Lease Liabilities	0.64	0.23
Trade Payable	77.48	60.60
Other Financials Liabilities	236.06	47.57
Other Current Liabilities and Provisions	1,120.71	1,504.52
Total (B)	1,595.44	1,726.25
Working Capital (A - B)	423.85	489.98

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

Particulars	Less than 1 year	1-5 years	Total
As at March 31, 2025			
Borrowings	160.55	208.23	368.78
Trade Payables	77.48	-	77.48
Other Financial Liabilities	236.06	7.03	243.09
Total	474.09	215.26	689.35
As at March 31, 2024			
Borrowings	113.33	370.28	483.61
Trade Payables	60.60	-	60.60
Other Financial Liabilities	47.57	6.58	54.15
Total	221.50	376.86	598.36

Maturity profile with respect to lease liability is disclosed separately under Note 28(c).

(vii) **Commodity Price Risk**

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

(viii) **Execution Risk**

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



Capital Management

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

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

Particulars	March 31, 2025	March 31, 2024
Gross Debt	368.78	483.61
Less:		
Cash and Cash Equivalent	6.25	3.63
Other Bank Balance	8.80	30.96
Mutual Funds	3.55	-
Net debt (A)	350.18	449.02
Total Equity (B)	814.30	712.50
Gearing ratio (A/B)	0.43	0.63

35 The information about transaction with struck off Companies (defined under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956) has been determined to the extent such parties have been identified on the basis of the information available with the Company.

36 Audit Trail

The Ministry of Corporate Affairs (MCA) by the Companies (Accounts) Amendment Rules 2021 and vide notification dated 24 March 2021 has issued the "Companies (Audit and Auditors) Amendment Rules, 2021". It has prescribed a new requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 requiring companies, which uses accounting software for maintaining its books of accounts. Accordingly, such companies shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

As required under above rules, the company has used FARVISION application as accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility except that the audit trail log for changes in masters in application layer is not enabled and audit trail for direct access to database is not enabled on account of server resource constraints. The audit trail in the FARVISION software has been operated throughout the year for all transactions recorded and the audit trail feature has not been tampered with.

Further the audit trail logs to the extent audit trail is enabled in the software are retained as per statutory retention rules.

37 Analytical Ratios

Analytical Ratios are given vide Annexure D attached

38 Disclosure in accordance with Para 29 of Ind AS 8 Accounting Policies, Changes in Accounting Estimates and Errors

During the year the Company voluntarily changed its accounting policy which was adopted by all its subsidiaries. However, there is no impact of the change in accounting policy on the Company's revenue recognition in the last two years as all the projects of the Company were in development stage. This change necessitated impacts to be taken in the Standalone Financial Statements for revenue recognition during the year of the Company. The disclosures are made as compliance to IND AS 8 in "Annexure E".

39 Comparative Period:

Figures of the previous period have been regrouped/reclassified wherever necessary including to conform to current period's classification.

40 The Balance Sheet, Statement of Profit and Loss including other comprehensive income, Cash Flow Statement, Statement of Changes in Equity, Statement of Material Accounting Information and the Other Explanatory Notes forms an integral part of the financial statements of the Company for the year ended March 31, 2025.

As per our report of even date

For N V C & Associates LLP

(Formerly known as Natvarlal Vepari & Co.)

Chartered Accountants

ICAI Firm Registration No. : 106971W/W101085

N Jayendran
Partner



M.No. 040441

Place : Mumbai

Date : September 22, 2025

For and on behalf of the Board of Directors of

Dosti Realty Limited

Deepak Goradia
Managing Director

DIN 00376019

Rajesh Shah
Chief Financial Officer
/ Whole-Time Director

DIN 01240057

Narendra R. Jain
Company Secretary

FCS 1852

Annexure A

Details of Interest in Partnership Firms

(All figures are Rupees in Crores unless otherwise stated)

	Name of Partners	Capital	Share of Profit %	Capital	Share of Profit %
		31/03/2025		31/03/2024	
1	M/s. Dosti Development Corporation				
	Dosti Realty Ltd	2.34	55.00	7.85	55.00
	Suraksha Realty Ltd	1.74	27.00	0.51	27.00
	Aditya Infotech Private Limited	1.20	18.00	0.30	18.00
	Total	5.28	100.00	8.66	100.00

	Name of Partners	Capital	Share of Profit %	Capital	Share of Profit %
		31/03/2025		31/03/2024	
2	M/s. Friends Development Corporation				
	Dosti Realty Limited	11.50	99.00	11.85	99.00
	Bhavanika Buildcon Private Limited	0.15	1.00	(0.14)	1.00
	Total	11.65	100.00	11.71	100.00

	Name of Partners	Capital	Share of Profit %	Capital	Share of Profit %
		31/03/2025		31/03/2024	
3	M/s. Dosti Enterprise				
	Dosti Realty Ltd	5.32	60.00	4.87	60.00
	M/s. Mackinon Enterprises Private Limited (formerly known as M/s. M.J. Pharmaceuticals Ltd.)	1.46	25.00	3.68	25.00
	Suraksha Realty Limited	2.43	15.00	8.22	15.00
	Total	9.21	100.00	16.77	100.00

Note :

The firm had done fair valuation of its Inventory as at 31st March 2017 and the increase in value is credited to its Partners Capital Accounts with their respective shares, due to change in constitution as required by Deed of Partnership. The Company has not considered the effect of such fair valuation in its Financial Statements, as the fair value adjustment is not required in accordance with the extant Accounting Standards since the Company accounts its strategic investments in Subsidiaries, Joint Ventures and Associates at cost in accordance with IND AS 27. Therefore the amount of investment in the firm as per books of the Company and the balance of capital of the Company in the books of firm are not in agreement.

During the year 2021-22 the firm has reversed the revaluation in the current profit sharing ratio resulting in a difference between the amount of investment in the firm as per the books of the company (including the amount representing the Profit Participation Right) and the balance of capital of the company in the books of the firm.

	Name of Partners	Capital	Share of Profit %	Capital	Share of Profit %
		31/03/2025		31/03/2024	
4	M/s. Crystal Builders and Developers				
	Deepak Goradia	0.01	0.86	0.01	0.86
	Dosti Realty Ltd	4.55	99.00	5.42	99.00
	Rajesh Shah	0.01	0.07	0.01	0.07
	Rajul Vora	0.01	0.07	0.01	0.07
	Total	4.58	100.00	5.45	100.00

	Name of Partners	Capital	Share of Profit %	Capital	Share of Profit %
		31/03/2025		31/03/2024	
5	M/s. Maitri Associates				
	Dosti Realty Ltd	1.15	50.00	(4.30)	50.00
	Mirai Associates LLP	0.29	10.00	(3.12)	10.00
	M/s. Mackinon Enterprises Private Limited (formerly known as M/s. M.J. Pharmaceuticals Ltd.)	18.09	40.00	33.32	40.00
	Total	19.53	100.00	25.90	100.00

	Name of Partners	Capital	Share of Profit %	Capital	Share of Profit %
		31/03/2025		31/03/2024	
6	M/s. Dosti Corporation				
	Dosti Realty Ltd	7.37	60.00	8.33	60.00
	M/s. Mackinon Enterprises Private Limited (formerly known as M/s. M.J. Pharmaceuticals Ltd.)	4.65	30.00	3.87	30.00
	M/s. Suraksha Realty Ltd.	1.72	10.00	1.42	10.00
	Total	13.74	100.00	13.62	100.00



	Name of Partners	Capital 31/03/2025	Share of Profit % 31/03/2025	Capital 31/03/2024	Share of Profit % 31/03/2024
7	M/s. Dosti Corporation (Business Park)				
	Dosti Realty Ltd	17.01	50.00	5.67	50.00
	M/s. Mackinon Enterprises Private Limited (formerly known as M/s. M.J. Pharmaceuticals Ltd.)	54.84	37.50	54.85	37.50
	M/s. Suraksha Realty Ltd.	12.59	12.50	8.28	12.50
	Total	84.44	100.00	68.80	100.00
	Name of Partners	Capital 31/03/2025	Share of Profit % 31/03/2025	Capital 31/03/2024	Share of Profit % 31/03/2024
8	M/s. Dosti Corporation (Pinnacle)				
	Dosti Realty Ltd	0.99	50.00	20.59	50.00
	M/s. Mackinon Enterprises Private Limited (formerly known as M/s. M.J. Pharmaceuticals Ltd.)	48.24	37.50	78.37	37.50
	M/s. Suraksha Realty Ltd.	17.00	12.50	16.93	12.50
	Total	66.23	100.00	115.89	100.00
	Name of Partners	Capital 31/03/2025	Share of Profit % 31/03/2025	Capital 31/03/2024	Share of Profit % 31/03/2024
9	M/s. Dosti Corporation (Presidio)				
	Dosti Realty Ltd	0.14	50.00	1.96	50.00
	M/s. Mackinon Enterprises Private Limited (formerly known as M/s. M.J. Pharmaceuticals Ltd.)	74.14	37.50	74.15	37.50
	M/s. Suraksha Realty Pvt. Ltd.	12.97	12.50	8.64	12.50
	Total	87.25	100.00	84.75	100.00
	Name of Partners	Capital 31/03/2025	Share of Profit % 31/03/2025	Capital 31/03/2024	Share of Profit % 31/03/2024
10	M/s. Dosti Corporation (Vihar)				
	Dosti Realty Ltd	0.25	50.00	0.25	50.00
	M/s. Mackinon Enterprises Private Limited (formerly known as M/s. M.J. Pharmaceuticals Ltd.)	0.19	37.50	0.19	37.50
	M/s. Suraksha Realty Pvt. Ltd.	0.06	12.50	0.06	12.50
	Total	0.50	100.00	0.50	100.00
	Name of Partners	Capital 31/03/2025	Share of Profit % 31/03/2025	Capital 31/03/2024	Share of Profit % 31/03/2024
11	M/s. Navjivan Industrial Corporation				
	Deepak Goradia	(0.00)	45.00	(0.00)	45.00
	Dosti Realty Ltd	0.00	55.00	0.00	55.00
	Total	0.00	100.00	0.00	100.00
	Name of Partners	Capital	Share of Profit %	Capital	Share of Profit %
12	M/s. Shreenath Realtor				
	Fanibhushan Build Tech Private Limited	1.71	5.00	-	-
	Dosti Realty Ltd.	1.61	5.00	-	-
	Madanraj Sohanraj Kothari	1.17	15.00	-	-
	Vishwanath Lachhminarayan Malhotra	(0.49)	15.00	-	-
	Chaitanya Vishwanath Malhotra	0.03	15.00	-	-
	Ravindra Sunder Shetty	4.30	15.00	-	-
	Anglo Commotrade Pvt. Ltd.	6.43	15.00	-	-
	Mayur Ishwardas Gandhi	0.24	15.00	-	-
	Total	15.00	100.00	-	-



DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101
Notes to Standalone financial statements for the year ended March 31, 2025
(All figures are Rupees in Crores unless otherwise stated)

Annexure B - Disclosure related to utilisation of funds given to intermediary entities or any other persons

Year	Company Name	Loans/Investment in Intermediary		Name of Company in which further loan/investment made	Loans/Investment made by Intermediary	
		Date of Loan	Amount		Date of Loan	Amount
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	18/04/2024	1.69	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	18/04/2024	1.69
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	22/04/2024	0.05	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	22/04/2024	0.05
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	30/04/2024	0.06	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	30/04/2024	0.06
2024-2025	Dosti Sea View Realty LLP (Joint Venture Entity)	15/07/2024	0.50	Prabodh Kothari (Unrelated Party)	15/07/2024	0.50
2024-2025	Dosti Sea View Realty LLP (Joint Venture Entity)	16/07/2024	9.14	Prabodh Kothari (Unrelated Party)	16/07/2024	9.14
2024-2025	Dosti Sea View Realty LLP (Joint Venture Entity)	18/07/2024	0.36	Prabodh Kothari (Unrelated Party)	18/07/2024	0.36
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	17/08/2024	0.05	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	17/08/2024	0.05
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	30/08/2024	0.40	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	30/08/2024	0.40
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	16/09/2024	0.03	Shreenath Realtors (Joint Venture Entity)	16/09/2024	0.03
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	27/09/2024	0.02	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	27/09/2024	0.02
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	04/10/2024	0.15	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	04/10/2024	0.15
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	09/10/2024	0.30	Shreenath Realtors (Joint Venture Entity)	09/10/2024	0.30
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	25/10/2024	1.50	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	25/10/2024	1.50
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	29/10/2024	0.15	Shreenath Realtors (Joint Venture Entity)	29/10/2024	0.15
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	06/12/2024	0.03	Shreenath Realtors (Joint Venture Entity)	06/12/2024	0.03
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	18/12/2024	0.04	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	18/12/2024	0.04
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	20/12/2024	10.45	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	20/12/2024	10.45



Year	Company Name	Loans/Investment in Intermediary		Name of Company in which further loan/investment made	Loans/Investment made by Intermediary	
		Date of Loan	Amount		Date of Loan	Amount
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	06/01/2025	0.02	Shreenath Realtors (Joint Venture Entity)	06/01/2025	0.02
2024-2025	Bhavanika Buildcon Private Limited (Subsidiary Company)	07/01/2025	0.05	D D Associates (AOP) (Beneficial Interest Through Joint Venture Entity)	07/01/2025	0.05
2024-2025	Bhavanika Buildcon Private Limited (Subsidiary Company)	07/01/2025	0.20	Friends Development Corporation (Joint Venture Entity)	07/01/2025	0.20
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	09/01/2025	0.02	Shreenath Realtors (Joint Venture Entity)	09/01/2025	0.02
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	20/01/2025	0.10	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	20/01/2025	0.10
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	20/01/2025	0.02	Shreenath Realtors (Joint Venture Entity)	20/01/2025	0.02
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	23/01/2025	1.70	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	23/01/2025	1.70
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	23/01/2025	0.45	Shreenath Realtors (Joint Venture Entity)	23/01/2025	0.45
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	24/01/2025	0.05	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	24/01/2025	0.05
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	27/01/2025	0.03	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	27/01/2025	0.03
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	28/01/2025	0.36	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	28/01/2025	0.36
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	28/01/2025	0.21	Shreenath Realtors (Joint Venture Entity)	28/01/2025	0.21
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	03/02/2025	0.04	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	03/02/2025	0.04
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	07/02/2025	0.28	Shreenath Realtors (Joint Venture Entity)	07/02/2025	0.28
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	12/02/2025	0.28	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	12/02/2025	0.28
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	01/03/2025	0.01	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	01/03/2025	0.01
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	05/03/2025	3.45	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	05/03/2025	3.45
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	10/03/2025	0.03	Shreenath Realtors (Joint Venture Entity)	10/03/2025	0.03
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	13/03/2025	0.03	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	13/03/2025	0.03



Year	Company Name	Loans/Investment in Intermediary		Name of Company in which further loan/investment made	Loans/Investment made by Intermediary	
		Date of Loan	Amount		Date of Loan	Amount
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	20/03/2025	0.02	Shreenath Realtors (Joint Venture Entity)	20/03/2025	0.02
2024-2025	Adrika Developers Private Limited (Subsidiary Company)	20/03/2025	0.03	Darsh Buildwell Private Limited (Step Down Subsidiary Company)	20/03/2025	0.03
2024-2025	Fanibhushan Buildtech Private Limited (Subsidiary Company)	27/03/2025	0.03	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	27/03/2025	0.03
			32.33			32.33



Year	Company Name	Loans/Investment in Intermediary		Name of Company in which further loan/investment made	Loans/Investment made by Intermediary	
		Date of Loan	Amount		Date of Loan	Amount
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	14/08/2023	0.03	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	14/08/2023	0.03
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	05/09/2023	0.06	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	05/09/2023	0.06
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	05/09/2023	0.00	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	28/09/2023	0.00
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	25/10/2023	0.05	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	25/10/2023	0.05
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	09/11/2023	0.10	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	09/11/2023	0.10
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	10/11/2023	0.12	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	10/11/2023	0.12
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	02/01/2024	0.03	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	02/01/2024	0.03
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	10/01/2024	0.20	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	10/01/2024	0.20
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	15/01/2024	0.50	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	15/01/2024	0.50
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	18/01/2024	3.75	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	18/01/2024	3.75
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	19/01/2024	0.06	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	19/01/2024	0.06
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	01/02/2024	0.01	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	07/02/2024	0.01
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	08/02/2024	0.05	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	08/02/2024	0.05
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	21/02/2024	1.00	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	21/02/2024	1.00
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	01/03/2024	0.02	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	01/03/2024	0.02
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	13/03/2024	4.86	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	13/03/2024	4.86
2023-2024	Fanibhushan Buildtech Private Limited (Subsidiary Company)	22/03/2024	1.20	Dosti Marinebay Private Limited (Step Down Subsidiary Company)	22/03/2024	1.20
			12.04			12.04

Note :

The company declares that relevant provisions of Foreign Exchange Management Act,1999 and the Companies Act,2013 has been complied with for the above transactions and the transactions are not violative of the Prevention of Money Laundering Act,2002.



DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101
Notes to Standalone financial statements for the year ended March 31, 2025
(All figures are Rupees in Crores unless otherwise stated)

Annexure C - Disclosure in accordance with IndAS -24 "Related Party Disclosures" of the Companies Act (Indian Accounting Standards) Rules 2015

a) List of related parties

Subsidiaries

Adrika Developers Private Limited
Bhavanika Buildcon Private Limited
Chalama Infraproperties Private Limited
Dosti Alternative Investment Management Private Limited
Eshani Properties Private Limited
Fanibhushan Build Tech Private Limited
Gomethak Developers Private Limited

Hetvik Developers Private Limited
Lavitra Properties Private Limited
Omisha Builders Private Limited
Siddhika Developers Private Limited
Izonera Properties Private Limited
Jayantra Properties Private Limited
Kingsview Developers Private Limited
Omnistar Developers Private Limited
Paavak Developers Private Limited

Subsidiary - Defacto Control

KNK Trading Private Limited - Defacto Control

Step Down Subsidiary

Darsh Buildwell Private Limited
Dosti Marine Bay Private Limited

Entities significantly influenced or controlled by

Key Management Personnel or their relatives

Maitri Land Developers Private Limited
New Wadala Sports Club Private Limited
D D Associates AOP
Dosti Foundation

Relative of Key Management Personnel

Dhanbai Shah
Mrudula Shah
Kajal Shah
Tilak Shah
Kishan Goradia
Anuj Goradia
Sejal Goradia

Key Management Personnel

Deepak K. Goradia	- Managing Director
Rajesh P. Shah	- Whole Time Director
Rajul V. Vora	- Whole Time Director
Nayan Shah	-Independent Director - Resigned w.e.f. 29-03-2024
Chintan Shah	-Independent Director
Sunil Bansal	-Independent Director
Preeti Asher	- Director upto 31-03-2025
Kulamani Gopalratnam	-Independent Director w.e.f. 22-11-2024
Krishnamurthy	

Joint Venture – Partnership firm / LLP where Company is partner.

Friends Development Corporation
Crystal Builders and Developers
Dosti Development Corporation
Dosti Enterprise
Maitri Associates
Dosti Corporation (Presidio)
Dosti Corporation (Vihar)
Dosti Corporation (Pinnacle)
Dosti Corporation (Business Park)
Navjivan Industrial Corporation
Dosti Corporation
Shreenath Realtors (w.e.f April 19,2024)
Dosti Seaview LLP



b) Transactions with Related Parties

Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Finance received	-	-	65.14	0.17	-	65.31
(Previous year)	-	-	(11.09)	-	-	(11.09)
Deepak Goradia	-	-	52.40	-	-	52.40
(Previous year)	-	-	(4.17)	-	-	(4.17)
Kishan Goradia	-	-	-	0.15	-	0.15
(Previous year)	-	-	-	-	-	-
Sejal Goradia	-	-	-	0.02	-	0.02
(Previous year)	-	-	-	-	-	-
Rajesh Shah	-	-	6.88	-	-	6.88
(Previous year)	-	-	-	-	-	-
Rajul Vora	-	-	4.69	-	-	4.69
(Previous year)	-	-	(0.75)	-	-	(0.75)
K K Enterprise	-	-	1.17	-	-	1.17
(Previous year)	-	-	(6.17)	-	-	(6.17)
(IGAAP transaction value)	-	-	-	-	-	-
Finance Repayment	-	-	26.37	0.29	-	26.66
(Previous year)	-	-	(23.15)	-	-	(23.15)
Deepak Goradia	-	-	19.51	-	-	19.51
(Previous year)	-	-	(15.50)	-	-	(15.50)
Kishan Goradia	-	-	-	0.27	-	0.27
(Previous year)	-	-	-	-	-	-
Sejal Goradia	-	-	-	0.02	-	0.02
(Previous year)	-	-	-	-	-	-
Rajesh Shah	-	-	2.88	-	-	2.88
(Previous year)	-	-	-	-	-	-
Rajul Vora	-	-	2.67	-	-	2.67
(Previous year)	-	-	(7.65)	-	-	(7.65)
K K Enterprise	-	-	1.31	-	-	1.31
(Previous year)	-	-	(0.00)	-	-	(0.00)
(IGAAP transaction value)	-	-	-	-	-	-
Expenses Incurred	0.19	0.02	-	1.04	0.05	1.30
(Previous year)	(0.16)	(0.02)	-	(0.85)	(0.26)	(1.29)
Fanibhushan Build Tech Private Limited	-	-	-	-	-	-
(Previous year)	(0.16)	-	-	-	-	(0.16)
Anuj Goradia	-	-	-	1.04	-	1.04
(Previous year)	-	-	-	(0.85)	-	(0.85)
Maitri Land Developers Private Limited	-	-	-	-	0.05	0.05
(Previous year)	-	-	-	-	(0.05)	(0.05)
Chalama Infraproperties Private Limited	0.19	-	-	-	-	0.19
(Previous year)	-	-	-	-	-	-
Dosti Enterprises	-	0.01	-	-	-	0.01
(Previous year)	-	(0.02)	-	-	-	(0.02)
Maitri Associates	-	0.01	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
D D Associates AOP	-	-	-	-	-	-
(Previous year)	-	-	-	-	(0.21)	(0.21)
(IGAAP transaction value)	-	-	-	-	-	-
Payment of Expense Incurred	0.35	0.03	-	-	0.05	0.43
(Previous year)	(0.01)	(0.01)	-	-	(0.88)	(0.90)
Fanibhushan Build Tech Private Limited	0.16	-	-	-	-	0.16
(Previous year)	(0.01)	-	-	-	-	(0.01)
Anuj Goradia	-	-	-	-	-	-
(Previous year)	-	-	-	-	-	-
Maitri Land Developers Private Limited	-	-	-	-	0.05	0.05
(Previous year)	-	-	-	-	(0.05)	(0.05)
Chalama Infraproperties Private Limited	0.19	-	-	-	-	0.19
(Previous year)	-	-	-	-	-	-
Dosti Enterprises	-	0.02	-	-	-	0.02
(Previous year)	-	(0.01)	-	-	-	(0.01)
D D Associates AOP	-	-	-	-	-	-
(Previous year)	-	-	-	-	(0.76)	(0.76)
K K Enterprise	-	-	-	-	-	-
(Previous year)	-	-	-	-	(0.07)	(0.07)
Maitri Associates	-	0.01	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)	-	-	-	-	-	-



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Interest Income	8.52	-	-	-	-	8.52
(Previous year)	(5.68)	-	-	-	-	(5.68)
KNK Trading Private Limited	5.61	-	-	-	-	5.61
(Previous year)	(2.10)	-	-	-	-	(2.10)
Adrika Developers Private Limited	2.66	-	-	-	-	2.66
(Previous year)	(3.58)	-	-	-	-	(3.58)
Omisha Builders Private Limited	0.25	-	-	-	-	0.25
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)						
Interest Income on financial assets at EIR	5.62	-	-	-	-	5.62
(Previous year)	(4.57)	-	-	-	-	(4.57)
Darsh Buildwell Private Limited	0.47	-	-	-	-	0.47
(Previous year)	(0.42)	-	-	-	-	(0.42)
Adrika Developers Private Limited	4.66	-	-	-	-	4.66
(Previous year)	(4.15)	-	-	-	-	(4.15)
Bhavanika Buildcon Private Limited	0.49	-	-	-	-	0.49
(Previous year)	-	-	-	-	-	-
(Ind AS transaction value)						
Rental Income	-	-	-	-	0.00	0.00
(Previous year)	-	-	-	-	(0.00)	(0.00)
New Wadala Sports Club Private Limited	-	-	-	-	0.00	0.00
(Previous year)	-	-	-	-	(0.00)	(0.00)
(IGAAP transaction value)						
Deposit Refundable	-	-	-	-	0.02	0.02
(Previous year)	-	-	-	-	(0.02)	(0.02)
New Wadala Sports Club Private Limited	-	-	-	-	0.02	0.02
(Previous year)	-	-	-	-	(0.02)	(0.02)
(IGAAP transaction value)						
Deferred Guarantee Income Outstanding	3.60	-	-	-	0.30	3.90
(Previous year)	(4.06)	-	-	-	(0.70)	(4.76)
Adrika Developers Private Limited	2.58	-	-	-	-	2.58
(Previous year)	(3.35)	-	-	-	-	(3.35)
Chalama Infraproperties Private Limited	0.43	-	-	-	-	0.43
(Previous year)	(0.71)	-	-	-	-	(0.71)
D D Associates AOP	-	-	-	-	0.30	0.30
(Previous year)	-	-	-	-	(0.70)	(0.70)
Hetvik Developers Private Limited	0.55	-	-	-	-	0.55
(Previous year)	-	-	-	-	-	-
KNK Trading Private Limited	0.04	-	-	-	-	0.04
(Previous year)	-	-	-	-	-	-
(Ind AS transaction value)						
Guarantee Income	1.82	-	-	-	0.24	2.06
(Previous year)	(1.55)	(0.01)	-	-	(0.24)	(1.80)
Adrika Developers Private Limited	1.40	-	-	-	-	1.40
(Previous year)	(1.22)	-	-	-	-	(1.22)
Chalama Infraproperties Private Limited	0.31	-	-	-	-	0.31
(Previous year)	(0.33)	-	-	-	-	(0.33)
D D Associates AOP	-	-	-	-	0.24	0.24
(Previous year)	-	-	-	-	(0.24)	(0.24)
Dosti Corporation (Vihar)	-	-	-	-	-	-
(Previous year)	-	(0.01)	-	-	-	(0.01)
Hetvik Developers Private Limited	0.11	-	-	-	-	0.11
(Previous year)	-	-	-	-	-	-
Dosti Enterprises	-	-	-	-	-	-
(Previous year)	-	(0.00)	-	-	-	(0.00)
KNK Trading Private Limited	0.00	-	-	-	-	0.00
(Previous year)	-	-	-	-	-	-
(Ind AS transaction value)						
Remeasurement gain on guarantee commission	0.14	-	-	-	0.16	0.30
(Previous year)	(0.08)	(0.26)	-	-	-	(0.34)
Adrika Developers Private Limited	-	-	-	-	-	-
(Previous year)	(0.07)	-	-	-	-	(0.07)
Chalama Infraproperties Private Limited	0.14	-	-	-	-	0.14
(Previous year)	(0.01)	-	-	-	-	(0.01)
D D Associates AOP	-	-	-	-	0.16	0.16
(Previous year)	-	-	-	-	-	-
Dosti Enterprises	-	-	-	-	-	-
(Previous year)	-	(0.18)	-	-	-	(0.18)
Dosti Corporation (Vihar)	-	-	-	-	-	-
(Previous year)	-	(0.08)	-	-	-	(0.08)
(Ind AS transaction value)						



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Share of Profit from Joint Ventures	-	35.09	-	-	-	35.09
(Previous year)	-	(3.82)	-	-	-	(3.82)
Dosti Corporation (Pinnacle)	-	6.08	-	-	-	6.08
(Previous year)	-	(3.77)	-	-	-	(3.77)
Maitri Associates	-	2.12	-	-	-	2.12
(Previous year)	-	-	-	-	-	-
Dosti Development Corporation	-	0.01	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Friends Development Corporation	-	8.77	-	-	-	8.77
(Previous year)	-	-	-	-	-	-
Dosti Corporation	-	-	-	-	-	-
(Previous year)	-	(0.05)	-	-	-	(0.05)
Dosti Enterprises	-	17.68	-	-	-	17.68
(Previous year)	-	-	-	-	-	-
Dosti Corporation (Vihar)	-	0.43	-	-	-	0.43
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)	-	-	-	-	-	-
Share of Loss from Joint Ventures	-	0.92	-	-	-	0.92
(Previous year)	-	(46.21)	-	-	-	(46.21)
Maitri Associates	-	-	-	-	-	-
(Previous year)	-	(8.00)	-	-	-	(8.00)
Dosti Sea View Realty LLP	-	0.00	-	-	-	0.00
(Previous year)	-	(0.00)	-	-	-	(0.00)
Crystal Builders and Developers	-	0.86	-	-	-	0.86
(Previous year)	-	(0.13)	-	-	-	(0.13)
Dosti Corporation (Business Park)	-	0.02	-	-	-	0.02
(Previous year)	-	(0.00)	-	-	-	(0.00)
Dosti Corporation (Vihar)	-	-	-	-	-	-
(Previous year)	-	(0.50)	-	-	-	(0.50)
Navjivan Industrial Corporation	-	0.00	-	-	-	0.00
(Previous year)	-	(0.00)	-	-	-	(0.00)
Dosti Corporation	-	0.04	-	-	-	0.04
(Previous year)	-	-	-	-	-	-
Dosti Corporation (Presidio)	-	0.00	-	-	-	0.00
(Previous year)	-	(0.01)	-	-	-	(0.01)
Dosti Enterprises	-	-	-	-	-	-
(Previous year)	-	(20.20)	-	-	-	(20.20)
Friends Development Corporation	-	-	-	-	-	-
(Previous year)	-	(17.37)	-	-	-	(17.37)
Dosti Development Corporation	-	-	-	-	-	-
(Previous year)	-	(0.00)	-	-	-	(0.00)
Shreenath Realtors	-	0.00	-	-	-	0.00
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)	-	-	-	-	-	-
Amortisation of Profit Participation Right	-	2.52	-	-	-	2.52
(Previous year)	-	-	-	-	-	-
Dosti Enterprises	-	2.52	-	-	-	2.52
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)	-	-	-	-	-	-
Fair value of Guarantee and Loan given	4.15	-	-	-	-	4.15
(Previous year)	(16.68)	-	-	-	(0.21)	(16.89)
Adrika Developers Private Limited	0.63	-	-	-	-	0.63
(Previous year)	(14.66)	-	-	-	-	(14.66)
Darsh Buildwell Private Limited	-	-	-	-	-	-
(Previous year)	(1.42)	-	-	-	-	(1.42)
D D Associates AOP	-	-	-	-	-	-
(Previous year)	-	-	-	-	(0.21)	(0.21)
Hetvik Developers Private Limited	0.66	-	-	-	-	0.66
(Previous year)	-	-	-	-	-	-
Chalama Infraproperties Private Limited	0.17	-	-	-	-	0.17
(Previous year)	(0.60)	-	-	-	-	(0.60)
KNK Trading Private Limited	0.04	-	-	-	-	0.04
(Previous year)	-	-	-	-	-	-
Bhavanika Buildcon Private Limited	2.65	-	-	-	-	2.65
(Previous year)	-	-	-	-	-	-
(Ind AS & IGAAP transaction value)	-	-	-	-	-	-



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Investment in Subsidiary	0.05	-	-	-	-	0.05
(Previous year)	(0.05)	-	-	-	-	(0.05)
Izonera Properties Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Jayantra Properties Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Kingsview Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Omnistar Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Paavak Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Dosti Alternative Investment Management Private Limited	-	-	-	-	-	-
(Previous year)	(0.01)	-	-	-	-	(0.01)
Gomethak Developers Private Limited	-	-	-	-	-	-
(Previous year)	(0.01)	-	-	-	-	(0.01)
Hetvik Developers Private Limited	-	-	-	-	-	-
(Previous year)	(0.01)	-	-	-	-	(0.01)
Omisha Builders Private Limited	-	-	-	-	-	-
(Previous year)	(0.01)	-	-	-	-	(0.01)
Siddhika Developers Private Limited	-	-	-	-	-	-
(Previous year)	(0.01)	-	-	-	-	(0.01)
(IGAAP transaction value)						
Investment in Subsidiary -Defacto Control	35.00	-	-	-	-	35.00
(Previous year)	-	-	-	-	-	-
KNK Trading Private Limited	35.00	-	-	-	-	35.00
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)						
Purchase of Optionally Fully Convertible Debentures from	35.00	-	-	-	-	35.00
(Previous year)	-	-	-	-	-	-
Lavitra Properties Private Limited	35.00	-	-	-	-	35.00
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)						
Net Payment/(withdrawal) made in Joint Ventures during	-	(176.36)	-	-	-	(176.36)
(Previous year)	-	(57.34)	-	-	-	(57.34)
Friends Development Corporation	-	(9.12)	-	-	-	(9.12)
(Previous year)	-	(10.26)	-	-	-	(10.26)
Crystal Builders and Developers	-	0.82	-	-	-	0.82
(Previous year)	-	(3.56)	-	-	-	(3.56)
Dosti Development Corporation	-	(5.51)	-	-	-	(5.51)
(Previous year)	-	(6.04)	-	-	-	(6.04)
Dosti Enterprises	-	(54.59)	-	-	-	(54.59)
(Previous year)	-	(0.94)	-	-	-	(0.94)
Maitri Associates	-	(33.41)	-	-	-	(33.41)
(Previous year)	-	(10.36)	-	-	-	(10.36)
Dosti Corporation (Presidio)	-	(2.17)	-	-	-	(2.17)
(Previous year)	-	(24.37)	-	-	-	(24.37)
Dosti Corporation (Vihar)	-	0.62	-	-	-	0.62
(Previous year)	-	(1.43)	-	-	-	(1.43)
Dosti Corporation (Pinnacle)	-	(95.04)	-	-	-	(95.04)
(Previous year)	-	(22.72)	-	-	-	(22.72)
Dosti Corporation (Business Park)	-	11.36	-	-	-	11.36
(Previous year)	-	(1.04)	-	-	-	(1.04)
Navjivan Industrial Corporation	-	0.00	-	-	-	0.00
(Previous year)	-	-	-	-	-	-
Dosti Corporation	-	(0.93)	-	-	-	(0.93)
(Previous year)	-	(0.23)	-	-	-	(0.23)
Shreenath Realtors	-	1.62	-	-	-	1.62
(Previous year)	-	-	-	-	-	-
Dosti Sea View Realty LLP	-	10.00	-	-	-	10.00
(Previous year)	-	(0.00)	-	-	-	(0.00)
(IGAAP transaction value)						



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Expenses incurred on behalf of (Previous year)	10.99 (5.01)	5.50 (3.10)	- -	- -	0.88 (0.66)	17.37 (8.77)
Dosti Enterprises (Previous year)	- -	4.62 (2.39)	- -	- -	- -	4.62 (2.39)
Chalama Infraproperties Private Limited (Previous year)	0.81 (0.77)	- -	- -	- -	- -	0.81 (0.77)
Maitri Associates (Previous year)	- -	0.88 (0.71)	- -	- -	- -	0.88 (0.71)
Adrika Developers Private Limited (Previous year)	4.17 (4.19)	- -	- -	- -	- -	4.17 (4.19)
D D Associates AOP (Previous year)	- -	- -	- -	- -	0.88 (0.66)	0.88 (0.66)
Dosti Alternative Investment Management Private Limited (Previous year)	0.00 -	- -	- -	- -	- -	0.00 -
Dosti Marine Bay Private Limited (Previous year)	6.01 (0.05)	- -	- -	- -	- -	6.01 (0.05)
Gomethak Developers Private Limited (Previous year)	0.00 (0.00)	- -	- -	- -	- -	0.00 (0.00)
(IGAAP transaction value)						
Receipt of Reimbursement of Expenses incurred on behalf of (Previous year)	11.14 (5.04)	5.55 (3.36)	- -	- -	0.88 (0.65)	17.57 (9.05)
Dosti Enterprises (Previous year)	- -	4.62 (2.66)	- -	- -	- -	4.62 (2.66)
Chalama Infraproperties Private Limited (Previous year)	0.86 (0.81)	- -	- -	- -	- -	0.86 (0.81)
Maitri Associates (Previous year)	- -	0.93 (0.70)	- -	- -	- -	0.93 (0.70)
Adrika Developers Private Limited (Previous year)	4.22 (4.23)	- -	- -	- -	- -	4.22 (4.23)
D D Associates AOP (Previous year)	- -	- -	- -	- -	0.88 (0.65)	0.88 (0.65)
Dosti Alternative Investment Management Private Limited (Previous year)	0.00 -	- -	- -	- -	- -	0.00 -
Dosti Marine Bay Private Limited (Previous year)	6.06 -	- -	- -	- -	- -	6.06 -
Gomethak Developers Private Limited (Previous year)	0.00 -	- -	- -	- -	- -	0.00 -
(IGAAP transaction value)						
Donation Given (Previous year)	- -	- -	- -	- -	0.17 (0.06)	0.17 (0.06)
Dosti Foundation (Previous year)	- -	- -	- -	- -	0.17 (0.06)	0.17 (0.06)
(IGAAP transaction value)						



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Director Sitting Fees	-	-	0.10	-	-	0.10
(Previous year)	-	-	(0.03)	-	-	(0.03)
Sunil Bansal	-	-	0.04	-	-	0.04
(Previous year)	-	-	(0.01)	-	-	(0.01)
Nayan Shah	-	-	-	-	-	-
(Previous year)	-	-	(0.01)	-	-	(0.01)
Preeti Ashar	-	-	0.00	-	-	0.00
(Previous year)	-	-	(0.00)	-	-	(0.00)
Chintan Shah	-	-	0.03	-	-	0.03
(Previous year)	-	-	(0.01)	-	-	(0.01)
Kulumani Gopalratnam Krishnamurthy	-	-	0.03	-	-	0.03
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)	-	-	-	-	-	-
Managerial Remuneration	-	-	-	-	-	-
Short term Employee Benefits	-	-	11.00	-	-	11.00
(Previous year)	-	-	(10.00)	-	-	(10.00)
Deepak Goradia	-	-	5.00	-	-	5.00
(Previous year)	-	-	(5.00)	-	-	(5.00)
Rajesh Shah	-	-	3.00	-	-	3.00
(Previous year)	-	-	(2.50)	-	-	(2.50)
Rajul Vora	-	-	3.00	-	-	3.00
(Previous year)	-	-	(2.50)	-	-	(2.50)
Post Employment Benefits Payable	-	-	0.60	-	-	0.60
(Previous year)	-	-	(0.60)	-	-	(0.60)
Deepak Goradia	-	-	0.20	-	-	0.20
(Previous year)	-	-	(0.20)	-	-	(0.20)
Rajesh Shah	-	-	0.20	-	-	0.20
(Previous year)	-	-	(0.20)	-	-	(0.20)
Rajul Vora	-	-	0.20	-	-	0.20
(Previous year)	-	-	(0.20)	-	-	(0.20)
(IGAAP transaction value)	-	-	-	-	-	-
Loan Repayment Received	235.51	-	-	-	-	235.51
(Previous year)	(184.54)	-	-	-	-	(184.54)
Adrika Developers Private Limited	111.65	-	-	-	-	111.65
(Previous year)	(77.83)	-	-	-	-	(77.83)
Bhavanika Buildcon Private Limited	0.50	-	-	-	-	0.50
(Previous year)	(1.07)	-	-	-	-	(1.07)
Chalama Infraproperties Private Limited	66.05	-	-	-	-	66.05
(Previous year)	(100.18)	-	-	-	-	(100.18)
Darsh Buildwell Private Limited	-	-	-	-	-	-
(Previous year)	-	-	-	-	-	-
Eshani Properties Private Limited	-	-	-	-	-	-
(Previous year)	-	-	-	-	-	-
Lavitra Properties Private Limited	0.66	-	-	-	-	0.66
(Previous year)	(0.05)	-	-	-	-	(0.05)
Fanibhushan Build Tech Private Limited	4.67	-	-	-	-	4.67
(Previous year)	(0.27)	-	-	-	-	(0.27)
Hetvik Developers Private Limited	0.05	-	-	-	-	0.05
(Previous year)	-	-	-	-	-	-
Omisha Builders Private Limited	25.27	-	-	-	-	25.27
(Previous year)	-	-	-	-	-	-
Siddhika Developers Private Limited	-	-	-	-	-	-
(Previous year)	-	-	-	-	-	-
KNK Trading Private Limited	26.61	-	-	-	-	26.61
(Previous year)	(5.14)	-	-	-	-	(5.14)
D D Associates AOP	-	-	-	-	-	-
(Previous year)	-	-	-	-	-	-
Dosti Marine Bay Private Limited	0.03	-	-	-	-	0.03
(Previous year)	-	-	-	-	-	-
Izonera Properties Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Jayantra Properties Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Kingsview Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Paavak Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)	-	-	-	-	-	-



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Loan Given	446.39	-	-	-	-	446.39
(Previous year)	(271.89)	-	-	-	-	(271.89)
Adrika Developers Private Limited	272.59	-	-	-	-	272.59
(Previous year)	(134.19)	-	-	-	-	(134.19)
Bhavanika Buildcon Private Limited	9.42	-	-	-	-	9.42
(Previous year)	(0.57)	-	-	-	-	(0.57)
Chalama Infraproperties Private Limited	53.33	-	-	-	-	53.33
(Previous year)	(107.32)	-	-	-	-	(107.32)
Darsh Buildwell Private Limited	0.03	-	-	-	-	0.03
(Previous year)	(0.04)	-	-	-	-	(0.04)
Eshani Properties Private Limited	0.03	-	-	-	-	0.03
(Previous year)	(0.04)	-	-	-	-	(0.04)
Lavitra Properties Private Limited	0.00	-	-	-	-	0.00
(Previous year)	(0.54)	-	-	-	-	(0.54)
Fanibhushan Build Tech Private Limited	23.84	-	-	-	-	23.84
(Previous year)	(16.10)	-	-	-	-	(16.10)
Gomethak Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	(0.00)	-	-	-	-	(0.00)
Hetvik Developers Private Limited	22.82	-	-	-	-	22.82
(Previous year)	(0.00)	-	-	-	-	(0.00)
Omisha Builders Private Limited	25.27	-	-	-	-	25.27
(Previous year)	(0.00)	-	-	-	-	(0.00)
Siddhika Developers Private Limited	0.50	-	-	-	-	0.50
(Previous year)	(0.00)	-	-	-	-	(0.00)
KNK Trading Private Limited	38.47	-	-	-	-	38.47
(Previous year)	(13.09)	-	-	-	-	(13.09)
D D Associates AOP	-	-	-	-	-	-
(Previous year)	-	-	-	-	-	-
Dosti Marine Bay Private Limited	0.03	-	-	-	-	0.03
(Previous year)	-	-	-	-	-	-
Izonera Properties Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Jayantra Properties Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Kingsview Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Paavak Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
(IGAAP transaction value)	-	-	-	-	-	-



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Outstanding Balances Receivables	552.99	-	-	-	-	552.99
(Previous year)	(339.26)	(0.05)	-	-	(0.01)	(339.32)
Adrika Developers Private Limited	434.02	-	-	-	-	434.02
(Previous year)	(268.47)	-	-	-	-	(268.47)
Bhavanika Buildcon Private Limited	6.93	-	-	-	-	6.93
(Previous year)	(0.17)	-	-	-	-	(0.17)
Chalama Infraproperties Private Limited	4.07	-	-	-	-	4.07
(Previous year)	(16.84)	-	-	-	-	(16.84)
Darsh Buildwell Private Limited	4.08	-	-	-	-	4.08
(Previous year)	(3.58)	-	-	-	-	(3.58)
Eshani Properties Private Limited	1.55	-	-	-	-	1.55
(Previous year)	(1.52)	-	-	-	-	(1.52)
Lavitra Properties Private Limited	0.00	-	-	-	-	0.00
(Previous year)	(0.66)	-	-	-	-	(0.66)
Fanibhushan Build Tech Private Limited	46.34	-	-	-	-	46.34
(Previous year)	(27.16)	-	-	-	-	(27.16)
Gomethak Developers Private Limited	0.01	-	-	-	-	0.01
(Previous year)	-	-	-	-	-	-
Hetvik Developers Private Limited	22.77	-	-	-	-	22.77
(Previous year)	(0.00)	-	-	-	-	(0.00)
Omisha Builders Private Limited	0.01	-	-	-	-	0.01
(Previous year)	(0.00)	-	-	-	-	(0.00)
Siddhika Developers Private Limited	0.50	-	-	-	-	0.50
(Previous year)	(0.00)	-	-	-	-	(0.00)
KNK Trading Private Limited	32.71	-	-	-	-	32.71
(Previous year)	(20.85)	-	-	-	-	(20.85)
Dosti Alternative Investment Management Private Limited	-	-	-	-	-	-
(Previous year)	(0.00)	-	-	-	-	(0.00)
Crystal Builders and Developers	-	-	-	-	-	-
(Previous year)	-	(0.00)	-	-	-	(0.00)
Maitri Associates	-	-	-	-	-	-
(Previous year)	-	(0.05)	-	-	-	(0.05)
D D Associates AOP	-	-	-	-	-	-
(Previous year)	-	-	-	-	(0.01)	(0.01)
<i>(Ind AS & IGAAP transaction value)</i>						
Interest Receivables	5.06	-	-	-	-	5.06
(Previous year)	(6.37)	-	-	-	-	(6.37)
Omisha Builders Private Limited	0.03	-	-	-	-	0.03
(Previous year)	-	-	-	-	-	-
KNK Trading Private Limited	5.03	-	-	-	-	5.03
(Previous year)	(6.37)	-	-	-	-	(6.37)
<i>(IGAAP transaction value)</i>						
Corporate Guarantee given	397.06	-	-	-	37.00	434.06
(Previous year)	(311.93)	-	-	-	(53.05)	(364.98)
Chalama Infraproperties Private Limited	59.56	-	-	-	-	59.56
(Previous year)	(71.93)	-	-	-	-	(71.93)
Hetvik Developers Private Limited	45.00	-	-	-	-	45.00
(Previous year)	-	-	-	-	-	-
D D Associates AOP	-	-	-	-	37.00	37.00
(Previous year)	-	-	-	-	(53.05)	(53.05)
KNK Trading Private Limited	5.00	-	-	-	-	5.00
(Previous year)	-	-	-	-	-	-
Adrika Developers Private Limited	287.50	-	-	-	-	287.50
(Previous year)	(240.00)	-	-	-	-	(240.00)
<i>(IGAAP transaction value)</i>						



Description	Entities where control exists	Joint Venture Entities	Key Management Personnel	Relatives of Key Management	Entities significantly influenced or controlled by Key Management Personnel or their relatives	Total
	Subsidiaries (Including Step Down Subsidiaries)					
Outstanding Balances Payable	-	-	83.08	0.19	-	83.27
(Previous year)	(0.16)	(0.01)	(44.31)	(0.31)	-	(44.79)
Deepak Goradia	-	-	55.90	-	-	55.90
(Previous year)	-	-	(23.01)	-	-	(23.01)
Kishan Goradia	-	-	-	0.19	-	0.19
(Previous year)	-	-	-	(0.31)	-	(0.31)
Rajesh Shah	-	-	7.83	-	-	7.83
(Previous year)	-	-	(3.83)	-	-	(3.83)
Rajul Vora	-	-	19.35	-	-	19.35
(Previous year)	-	-	(6.56)	-	-	(6.56)
K K Enterprise	-	-	-	-	-	-
(Previous year)	-	-	(10.91)	-	-	(10.91)
Dosti Enterprises	-	-	-	-	-	-
(Previous year)	-	(0.01)	-	-	-	(0.01)
Fanibhushan Build Tech Private Limited	-	-	-	-	-	-
(Previous year)	(0.16)	-	-	-	-	(0.16)
(IGAAP transaction value)						
Amount (Due)/ Investment in Joint Venture	-	132.52	-	-	-	132.52
(Previous year)	-	(277.25)	-	-	-	(277.25)
Friends Development Corporation	-	14.60	-	-	-	14.60
(Previous year)	-	(14.96)	-	-	-	(14.96)
Crystal Builders and Developers	-	(5.06)	-	-	-	(5.06)
(Previous year)	-	(5.02)	-	-	-	(5.02)
Dosti Development Corporation	-	2.34	-	-	-	2.34
(Previous year)	-	(7.85)	-	-	-	(7.85)
Dosti Enterprises	-	191.78	-	-	-	191.78
(Previous year)	-	(231.22)	-	-	-	(231.22)
Maitri Associates	-	(35.61)	-	-	-	(35.61)
(Previous year)	-	(4.31)	-	-	-	(4.31)
Dosti Corporation (Presidio)	-	(0.21)	-	-	-	(0.21)
(Previous year)	-	(1.96)	-	-	-	(1.96)
Dosti Corporation (Vihar)	-	(3.00)	-	-	-	(3.00)
(Previous year)	-	(4.04)	-	-	-	(4.04)
Dosti Corporation (Pinnacle)	-	(68.37)	-	-	-	(68.37)
(Previous year)	-	(20.59)	-	-	-	(20.59)
Dosti Corporation (Business Park)	-	17.01	-	-	-	17.01
(Previous year)	-	(5.67)	-	-	-	(5.67)
Navjivan Industrial Corporation	-	0.00	-	-	-	0.00
(Previous year)	-	(0.00)	-	-	-	(0.00)
Dosti Corporation	-	7.37	-	-	-	7.37
(Previous year)	-	(8.33)	-	-	-	(8.33)
Shreenath Realtors	-	1.61	-	-	-	1.61
(Previous year)	-	-	-	-	-	-
Dosti Sea View Realty LLP	-	10.06	-	-	-	10.06
(Previous year)	-	(0.05)	-	-	-	(0.05)
(IGAAP & IND AS transaction value)						
Security Given by Joint Ventures	-	41.12	-	-	35.31	76.42
(Previous year)	-	-	-	-	(33.81)	(33.81)
Dosti Enterprises	-	41.12	-	-	-	41.12
(Previous year)	-	-	-	-	-	-
D D Associates AOP	-	-	-	-	35.31	35.31
(Previous year)	-	-	-	-	(33.81)	(33.81)
(IGAAP transaction value)						
Pledge of Investment in Subsidiary for Loan taken by	287.50	-	-	-	-	287.50
Subsidiary						
(Previous year)	(215.00)	-	-	-	-	(215.00)
Adrika Developers Private Limited	287.50	-	-	-	-	287.50
(Previous year)	(215.00)	-	-	-	-	(215.00)
(IGAAP transaction value)						



DOSTI REALTY LIMITED
CIN : U70102MH2008PLC178101
Notes to Standalone financial statements for the year ended March 31, 2025
(All figures are Rupees in Crores unless otherwise stated)

Annexure D - Analytical Ratios

01.04.2024 to 31.03.2025

Sr. No.	Ratio	Numerator/ Denominator	Ratio (2024-2025)	Ratio (2023-24)	% of Variation	Reason for variance
1	Current ratio	<u>Current Asset</u> Current Liabilities	1.26	1.28	-1.09%	
2	Debt-Equity ratio	<u>Total Debts</u> Shareholders Equity	0.45	0.68	-33.28%	Since, The company has received OC for some of the project during the year there is profit which has resulted in increase in total shareholders equity of the company resulting into variance.
3	Debt Service Coverage ratio	<u>Earnings available for debt service</u> Debt Service	0.36	(0.06)	-701.37%	Since, The company has received OC for some of the project during the year there is an overall increase in earning available for Debt service resulting into variance.
4	Return on Equity ratio (ROE)	<u>Net Profits after taxes – Preference Dividend</u> Average Shareholder's Equity	13.41%	-8.96%	-249.64%	Since, The company has received OC for some of the project during the year there is profit which has resulted in increase in total shareholders equity of the company resulting into variance.
5	Inventory Turnover Ratio	<u>Cost of goods sold OR sales</u> Average Inventory	0.71	-	100.00%	Since, The company has received OC during the year resulting into cost of goods sold which was not the case in the previous year and hence the ratio is not comparable with the previous year.
6	Trade Receivables turnover ratio	Net Credit Sales Average Accounts Receivable	95.47	-	100.00%	Since, The company has received OC during the year resulting into revenue recognition which was not the case in the previous year and hence the ratio is not comparable with the previous year.
7	Trade payables turnover ratio	<u>Net Credit Purchases</u> Average Trade Payables	8.52	6.17	38.09%	Better Payout cycle in the current year as compared to previous year hence the variance.
8	Net capital turnover ratio	<u>Net Sales</u> Average working capital	2.51	-	100.00%	Since, The company has received OC during the year resulting into revenue recognition which was not the case in the previous year and hence the ratio is not comparable with the previous year.
9	Net profit ratio	<u>Net Profit after Tax</u> Net Sales	8.61%	-1751.59%	-100.49%	Increase in Profit on Recognition of revenue and cost due to receipt of OC during the year has resulted in increase in Net Profit Ratio.
10	Return on Capital employed (ROCE)	<u>Earning before interest and taxes</u> Capital Employed	9.85%	-4.67%	-311.18%	Increase in Profit on Recognition of revenue and cost due to receipt of OC during the year has resulted in increase in Return on Capital Employed Ratio.
11	Return on Investment (ROI)	$\frac{\{MV(T1) - MV(T0) - \text{Sum } [C(t)]\}}{\{MV(T0) + \text{Sum } [W(t) * C(t)]\}}$	1.64%	-	100.00%	Subject to Market Volatility

Note : The Return on Investment is calculated only for treasury investment made by the company during the year. Since the investment in subsidiary and joint ventures are strategic investment they are excluded from the calculation of return on investment.

Where:

T1 = End of time period

T0 = Beginning of time period

t = Specific date falling between T1 and T0

MV(T1) = Market Value at T1

MV(T0) = Market Value at T0

C(t) = Cash inflow, cash outflow on specific date

W(t) = Weight of the net cash flow (i.e. either net inflow or net outflow) on day 't', calculated as $[T1 - t] / T1$

Companies may provide ROI separately for each asset class (e.g., equity, fixed income, money market, etc.).



DOSTI REALTY LIMITED
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Notes to Standalone financial statements for the year ended March 31, 2025
(All figures are Rupees in Crores unless otherwise stated)

Annexure E - Disclosures as per compliance to IND AS 8

Particulars	Inventory	Trade Receivable	Other Financial Assets	Deferred Tax Asset, Net	Other Non Current Assets	Other Current Assets	Total Asset	Other Equity	Total equity	Other Current Liabilities	Total equity and liabilities
For FY 2024-2025											
Prior to change in Accounting Policy	1,460.40	14.37	5.40	7.49	32.02	84.66	2,631.03	770.81	815.81	920.69	2,631.03
Effect of Change in Accounting Policy	17.75	(12.39)	0.27	(0.47)	1.00	1.47	7.62	(1.51)	(1.51)	9.13	7.62
Restated as at March 31, 2025	1,478.15	1.98	5.67	7.02	33.02	86.13	2,638.66	769.30	814.30	929.82	2,638.66

Particulars	Revenue from Operation	Cost of Sales	Other Expenses	Net Profit /(Loss) For the Year	Total Comprehensive Income / (Loss) For The Period	Earning Per Share(Basic & Diluted)
For FY 2024-2025						
Prior to change in Accounting Policy	1,211.83	916.22	150.05	103.92	103.31	23.10
Effect of Change in Accounting Policy	(23.13)	(17.84)	(3.25)	(1.51)	(1.51)	(0.34)
Restated as at March 31, 2025	1,188.70	898.38	146.80	102.41	101.80	22.76

