D.V Infrahomes Private Limited

Financial Statement

Year ended 31st March 2026

D.V. INFRAHOMES PRIVATE LIMITED
CIN: U70102MH2013PTC246821
Balance Sheet as at March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
ASSETS			
Non-current assets			
(a) Financial assets			
(i) Investments	3	3,126.58	3,126.58
(b) Deferred tax assets (net)	4	285.29	285.29
Total non-current assets		3,411.87	3,411.87
Current assets			
(a) Inventories	5	1,53,053.47	1,53,053.47
(b) Financial assets			
(i) Cash and cash equivalents	6	558.48	558.48
(ii) Bank balances other than (ii) above		-	-
(c) Loans and advances	7	11,718.46	11,718.46
(d) Other current assets	8	30,736.21	30,736.21
Total current assets		1,96,066.63	1,96,066.63
Total assets		1,99,478.50	1,99,478.50
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	9	30,000.00	30,000.00
(b) Other equity	10	(2,316.74)	(2,296.74)
Total equity		27,683.26	27,703.26
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
Borrowings	11	1,69,121.54	1,69,121.54
Total Non- current liabilities		1,69,121.54	1,69,121.54
Current liabilities			
(a) Financial liabilities			
(i) Borrowings			
(ii) Trade payables	12		
(A) Total outstanding dues of micro enterprises and small enterprises		-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		2,520.16	2,520.16
(b)Provisions	13	94.00	74.00
(c) Other current liabilities	14	59.53	59.53
Total current liabilities		2,673.69	2,653.69
Total equity and liabilities		1,99,478.50	1,99,478.50

The accompanying notes referred to above form an integral part of the financial statements

For and on behalf of the Board of Directors of
D.V. INFRAHOMES PRIVATE LIMITED

Niraj Kumar Gautam
Director
DIN 07868503
Place: Bengaluru
15.05.2026

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

D.V. INFRAHOMES PRIVATE LIMITED
CIN: U70102MH2013PTC246821
Statement of Profit and Loss for the period ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
Income			
Other income		-	-
Total		-	-
Expenses			
Purchase of land stock		-	-
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress		-	-
Other expenses	15	20.00	20.00
Total expenses		20.00	20.00
Loss before tax		(20.00)	(20.00)
Tax expense			
Current tax		-	-
Total tax expense		-	-
Loss for the year		(20.00)	(20.00)
Other comprehensive income/(loss) ('OCI')			
Items that will not be reclassified to profit or loss			
(i) Re-measurement gains/(losses) on defined benefit plans		-	-
(ii) Income tax relating to above		-	-
Total other comprehensive income/(loss)		-	-
Total comprehensive income/(loss) for the year (comprising profit and OCI)		(20.00)	(20.00)
Earnings per equity share ('EPS')			
(Nominal value per equity share Rs.100 (March 31, 2025 - Rs.10)			
Basic (Rs.)		(0.01)	(0.01)
Diluted (Rs.)		(0.01)	(0.01)
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers thousands		3,000.00	3,000.00
Diluted - in numbers thousands		3,000.00	3,000.00

The accompanying notes referred to above form an integral part of the financial statements

For and on behalf of the Board of Directors of
D.V. INFRAHOMES PRIVATE LIMITED

Niraj Kumar Gautam
Director
DIN 07868503
Place: Bengaluru
15.05.2026

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

D.V. INFRAHOMES PRIVATE LIMITED
CIN: U70102MH2013PTC246821
Statement of cash flow for the period ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	March 31, 2026	March 31, 2025
A. Cash flow from operating activities		
Loss before tax	(20.00)	(20.00)
Adjustments to reconcile profit before tax to net cash flows	-	-
Operating profit before working capital changes	(20.00)	(20.00)
Working capital adjustments:	-	-
Increase/(decrease) in other liabilities	20.00	20.00
Cash (used in)/ received from operations	-	-
Income tax paid (net)	-	-
Net cash flows (used in)/from operating activities	-	-
B. Cash flows from investing activities	-	-
Net cash flows from / (used in) investing activities	-	-
C. Cash flows from financing activities		
Loans taken from related parties	-	-
Net cash (used in)/from financing activities	-	-
Net (decrease)/increase in cash and cash equivalents (A + B + C)	-	-
Cash and cash equivalents at the beginning of the year	558.48	558.48
Cash and cash equivalents at the end of the year (as per note 6 to the financial statements)	558.48	558.48

The accompanying notes referred to above form an integral part of the financial statements

For and on behalf of the Board of Directors of
D.V. INFRAHOMES PRIVATE LIMITED

Niraj Kumar Gautam
Director
DIN 07868503

Place: Bengaluru
15.05.2026

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

D.V. INFRAHOMES PRIVATE LIMITED
CIN: U70102MH2013PTC246821
Statement of changes in equity for the period ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

A. Equity share capital

Particulars	As at April 01, 2024	Movement during 2024-25	As at March 31, 2025	Movement During 2025-26	As at March 31, 2026
30,00,000 Equity Shares of 10/- each (31 March 2025 30,00,000 shares)	30,000.00	-	30,000.00	-	30,000.00
	30,000.00	**-**	**30,000.00**	**-**	**30,000.00**

B. Other equity

Particulars	Reserves and surplus			
	Securities premium reserve	General reserve	Retained Earnings	Total
Balance as at 1 April 2024	-	-	(2,276.74)	(2,276.74)
Profit/(Loss) for the year	-	-	(20.00)	(20.00)
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the year	**-**	**-**	**(2,296.74)**	**(2,296.74)**
Dividends	-	-	-	-
Balance as at March 31, 2025	-	-	**(2,296.74)**	**(2,296.74)**
Profit/(Loss) for the year	-	-	(20.00)	(20.00)
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the year	**-**	**-**	**(2,316.74)**	**(2,316.74)**
Dividends	-	-	-	-
Balance as at March 31, 2026	**-**	**-**	**(2,316.74)**	**(2,316.74)**

The accompanying notes referred to above form an integral part of the financial statements

For and on behalf of the Board of Directors of
D.V. INFRAHOMES PRIVATE LIMITED

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

Niraj Kumar Gautam
Director
DIN 07868503

Place: Bengaluru
15.05.2026

D.V INFRAHOMES PRIVATE LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2026
(All amounts in Indian Rs. Thousands, unless otherwise stated)

1. Corporate information

D.V Infrahomes Private Limited (the 'Company') was incorporated on August 08, 2013 under the provisions of the Companies Act applicable in India. The Company is engaged in the business of real estate development and other related activities.

The Ind AS financial statements were authorized for issue in accordance with a resolution of the directors on May 13, 2026.

2. Significant accounting policies

2.1 Basis of preparation

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III). The financial statements of the Company are prepared and presented in accordance with Ind AS.

The financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.2 Summary of significant accounting policies

(a) Use of estimates

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

(b) Current versus non-current classification

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

An asset is treated as current when it is:
- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

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

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as four year for the purpose of current and non-current classification of assets and liabilities.

(c) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

(d) Inventories

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iii. Land stock: Valued at lower of cost and net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(e) Land

Advances paid by the Company to the seller/intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the company, whereupon it is transferred to land stock under inventories/capital work in progress.

(f) Revenue recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer, if any.

Revenue from real estate development is recognized at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to customer.

Interest income
Interest income, including income arising from other financial instruments measured at amortized cost, is recognized using the effective interest rate method.

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

(g) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

i. Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

ii. Deferred income tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.
The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

(h) Provisions and contingent liabilities

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

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

(i) Financial Instruments

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value at initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

i. Financial assets at fair value through other comprehensive income
Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business 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.

ii. Financial assets at fair value through profit or loss
Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.

D.V INFRAHOMES PRIVATE LIMITED MUMBAI

iii. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:
a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.
After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

iv. Equity investment in subsidiaries, joint ventures and associates

Investment in subsidiaries, joint ventures and associate are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

v. De-recognition of financial asset

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

ix. De-recognition of financial liability

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:
All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:
► Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
► Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
► Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable
For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

D.V INFRAHOMES PRIVATE LIMITED MUMBAI

(j) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

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.

(k) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

D.V. INFRAHOMES PRIVATE LIMITED
CIN: U70102MH2013PTC246821
Notes to Financial Statements for the period ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	March 31, 2026	March 31, 2025
3 Financial assets		
Non Current		
Investments	3,126.58	3,126.58
	3,126.58	**3,126.58**
4 Deferred tax assets (net)		
Deferred tax assets arising on account of		
Carry forward of loss	285.29	285.29
	285.29	**285.29**
5 Inventories		
Properties under development (WIP)	1,53,053.47	1,53,053.47
	1,53,053.47	**1,53,053.47**
6 Cash and cash equivalents		
Cash on hand	10.14	10.14
Balances with banks		
In current accounts	548.34	548.34
	558.48	**558.48**
7 Loans and advances		
Current		
Advances to suppliers	2,355.87	2,355.87
Loans considered good - Unsecured	9,362.59	9,362.59
	11,718.46	**11,718.46**
8 Other assets		
Prepaid Rent	30,337.58	30,337.58
Refundable Security Deposit for Electricity	9.60	9.60
Duties & taxes recoverable	389.04	389.04
	30,736.21	**30,736.21**

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

D.V. INFRHOMES PRIVATE LIMITED
CIN: U70102MH2013PTC246821
Notes to Financial Statements for the period ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

9 Equity share capital

Authorized shares		
30,00,000 equity shares of Rs. 10 each (31 March 2025 - 30,00,000 equity shares of Rs. 10 each)	30,000.00	30,000.00
Issued, subscribed and fully paid-up shares		
30,00,000 equity shares of Rs. 10 each (31 March 2025 - 30,00,000 equity shares of Rs. 10 each)	30,000.00	30,000.00

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year
Equity shares

	March 31, 2026		March 31, 2025	
	Number	Rs.	Number	Rs.
Balance at the beginning of the period	30,00,000	30,000	30,00,000	30,000
Issued during the period	-	-	-	-
Outstanding at the end of the period	**30,00,000**	**30,000**	**30,00,000**	**30,000**

b. Terms/rights attached to equity shares
The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Details of shareholders holding more than 5% shares in the company

	March 31, 2026		March 31, 2025	
	No of shares	% holding	No of shares	% holding
Equity shares of Rs. 10 each fully paid-up				
Dinesh Bansal	6,00,000	20.00%	6,00,000	20.00%
Devanshu Bansal	6,00,000	20.00%	6,00,000	20.00%
Provident Housing Ltd	18,00,000	60.00%	18,00,000	60.00%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

d. Shares held by promoters

As at March 31, 2026

Promoter Name	Class of equity shares	No. of shares at the beginning of the period	Issued during the year	No. of shares at the end of the period	% of Total Shares	% change during the period
Dinesh Bansal	Equity shares of Rs.10 each	6,00,000	-	6,00,000	20.00%	-
Devanshu Bansal	Equity shares of Rs.10 each	6,00,000		6,00,000	20.00%	
Provident Housing Ltd	Equity shares of Rs.10 each	18,00,000	-	18,00,000	60.00%	-

As at March 31, 2025

Promoter Name	Class of equity shares	No. of shares at the beginning of the period	Issued during the year	No. of shares at the end of the period	% of Total Shares	% change during the period
Dinesh Bansal	Equity shares of Rs.10 each	6,00,000	-	6,00,000	20.00%	-
Devanshu Bansal	Equity shares of Rs.10 each	6,00,000	-	6,00,000	20.00%	
Provident Housing Ltd	Equity shares of Rs.10 each	18,00,000	-	18,00,000	60.00%	-

e. Shares held by holding/ultimate holding and/or their subsidiaries/associates
Provident Housing Ltd

18,00,000 equity shares of Rs. 10 each	18,000.00

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

D.V. INFRAHOMES PRIVATE LIMITED
CIN: U70102MH2013PTC246821
Notes to Financial Statements for the period ended March 31, 2026
(All amounts in Indian Rs. thousand, Unless Otherwise Stated)

	March 31, 2026	March 31, 2025
10 Other equity		
Reserves and surplus		
Retained earnings		
Balance at the beginning of the year	(2,296.74)	(2,276.74)
Total comprehensive loss for the year	(20.00)	(20.00)
Balance at the end of the year	**(2,316.74)**	**(2,296.74)**
Total other equity	**(2,316.74)**	**(2,296.74)**
11 Borrowings		
Non Current borrowings		
Unsecured		
Loans from related parties	1,69,121.54	1,69,121.54
	1,69,121.54	**1,69,121.54**
12 Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro and small enterprises	2,520.16	2,520.16
	2,520.16	**2,520.16**

Disclosures of dues to Micro, Small and Medium enterprises

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The Company has not received any claim for interest from any supplier under the said Act.

i.	The principal amount remaining unpaid	Nil	Nil
ii.	Interest due thereon remaining unpaid	Nil	Nil
iii.	The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	Nil	Nil
iv.	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year)	Nil	Nil
v.	The amount of interest accrued during the year and remaining unpaid.	Nil	Nil
vi.	The amount of further interest remaining due and payable for earlier years	Nil	Nil

Trade payables Ageing Schedule

As at 31 March 2026	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	2,520.16	2,520.16
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	-	-	-	2,520.16	2,520.16

Trade payables Ageing Schedule

As at 31 March 2025	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	2,520.16	2,520.16
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	-	-	-	2,520.16	2,520.16

	March 31, 2026	March 31, 2025
13 Provision		
Others	94.00	74.00
	94.00	**74.00**
14 Other current liabilities		
Statutory dues payable	55.73	55.73
Profession Tax	3.80	3.80
	59.53	**59.53**

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	March 31, 2026	March 31, 2025
15 Other expenses		
Legal and professional *	20.00	20.00
	20.00	**20.00**
* Payment to auditors [included in legal and professional charges]		
Audit fee	-	-
	-	-

16 Fair value measurements

The fair value of the financial assets and liabilities is determined as the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

>The management assessed that the carrying values of cash and cash equivalents, trade payables, and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities.
> The management assessed that the carrying values of borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

These financial assets and financial liabilities as summarised below are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs as explained above. There have been no transfers between levels during the period.

Break up of financial assets/liabilities measured at amortised cost:	**Notes**	**March 31, 2026**	**March 31, 2025**
Financial assets :			
Cash and cash equivalents	6	558.48	558.48
		558.48	**558.48**

Financial liabilities :	**Notes**	**March 31, 2026**	**March 31, 2025**
Trade payable	12	2,520.16	2,520.16
		2,520.16	**2,520.16**

17 Financial risk management

The Company's principal financial liabilities, comprise borrowings, trade payables and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include cash and bank balances and trade receivables that derive directly from its operations.

The Company's activities expose it to market risk, liquidity risk and credit risk.
The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

a. Credit risk

Credit risk is the risk of loss that arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and other receivables.

Credit risk management

Other financial assets like bank deposits and other receivables are mostly with banks and hence, the Company does not expect any credit risk with respect to these financial assets.

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and also generating cash flow from operations.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows and maintaining debt financing plans.

The break-up of cash and cash equivalents is as detailed in note 5.

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Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows.

March 31, 2026	On demand	Upto 4 years	> 4 years	Total
Financial liabilities -Non current				
Borrowings	-	-	1,69,121.54	1,69,121.54
Financial liabilities -current				
Trade payables	-	-	2,520.16	2,520.16
Total	-	-	1,71,641.70	1,71,641.70

March 31, 2025	On demand	Upto 4 years	> 4 years	Total
Financial liabilities -Non current				
Borrowings			1,69,121.54	1,69,121.54
Financial liabilities -current				
Trade payables	-	-	2,520.16	2,520.16
Total	-	-	1,71,641.70	1,71,641.70

c. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real-estate risk.

The below assumption has been made in calculating the sensitivity analysis:
The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2025.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in interest rate. The entity's exposure to the risk of changes in interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.
The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.
The company does not have any interest bearing borrowings in the current year.

18 Capital Management

The Company's objectives when managing capital are to maximise returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors its capital using gearing ratio, which is net debt divided by total equity. Net debt comprises current and non-current borrowings less cash and cash equivalents. Total equity comprises equity share capital and other equity.

Particulars	March 31, 2026	March 31, 2025
Current borrowings	-	-
Less: Cash and cash equivalents	(558.48)	(558.48)
Net debt	(558.48)	(558.48)
Total equity	27,683.26	27,703.26
Gearing ratio	-0.0202	-0.0202

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19 Related party transactions

(1) Names of related parties and nature of relationship with the Company

(i) Parties where control exists

Provident Housing Limited	Holding Company
Puravankara Limited	Ultimate Holding Company

(ii) Key management personnel ('KMP')

Names	**Designation**
Mr.Dinesh Bansal	Director
Mr.Devanshu Bansal	Director

(2) The transactions with related parties for the period are as follows: No transaction during the year

Particulars	Holding Company		Others	
	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
	-	-	-	-
	-	-	-	-

(3) The related parties balances as at the period-end are as follows:

Particulars	Holding Company		Others	
	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
Loan taken from				
Provident Housing Limited	70,597.88	70,597.88	-	-

(4) Other Information:

1. There have been no guarantees provided or received for any related party receivables or payables, other than those disclosed above. The Company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.

2. In respect of the transactions with the related parties, the Company has complied with the provisions of Section 188 of the Companies Act, 2013 ('the Act'), and the details have been disclosed above, as required by the applicable accounting standards. The provisions of section 177 of the Act are not applicable to the Company.

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20 Financial Ratios

a Ratio Current ratio
Numerator Current Assets
Denominator Current Liabilities

Ratios/Measures	March 31, 2026	March 31, 2025
Current Assets (A)	1,96,066.63	1,96,066.63
Current Liabilities (B)	2,673.69	2,653.69
Current Ratio (C) = (A) / (B)	**73.33**	**73.88**
% of change from previous year	**-0.75%**	

The ratio change is mainly due to increase in current liabilities as compared to surrent assets during the year

b Ratio Debt Equity ratio
Numerator Total Debt
Denominator Shareholder's Equity

Ratios/Measures	March 31, 2026	March 31, 2025
Total Debt (A)	1,69,121.54	1,69,121.54
Shareholder's Equity (B)	27,683.26	27,703.26
Debt Equity ratio (C) = (A) / (B)	**6.11**	**6.10**
% of change from previous year	**0.07%**	

Notes :
Inventory turnover ratio, Debt Service Coverage ratio, Net capital turnover ratio Trade receivable turnover ratio, Net profit ratio and Return on investment are not applicable to the Company.

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(All amounts in Indian Rs. thousands, unless otherwise stated)

		March 31, 2026	March 31, 2025
21	**Other Statutory Information**		
i	Details Of Utilisation Of Borrowings The Company do not have any borrowings from banks and financial institutions during the year.		
ii	Details Of Title Deeds Of Immovable Property Not Held In The Name Of The Company	Nil	Nil
iii	Details Of Revaluation Of Immovable Property	Nil	Nil
iv	Details Of Revaluation Of Intangibles	Nil	Nil
v	Ageing Schedule Of Capital Work-In-Progress	Nil	Nil
vi	Ageing Schedule Of Intangible Assets Under Development	Nil	Nil
vii	Completion Schedule Of Capital Work-In-Progress Which Is Overdue Or Has Exceeded The Cost	Nil	Nil
viii	Details of security of current assets against the borrowings	Nil	Nil

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

x The Company not have any transactions with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.

xi The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

xii The Company have not traded or Invested in Cryptocurrency transactions or Virtual Currency during the financial year.

xiii 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 persons or entities, 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.

xiv No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

xv The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the period.

xvi The Company is not a declared wilful defaulter by any bank or financial institution or any other lender.

xvii There are no approved schemes or arrangements which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

xviii The Company has complied with the number of layers prescribed under clause (87) of the Section 2 of the Companies Act read with Companies (Restriction on number of Layers) Rules, 2017.

xix The Company has not advanced any loans to promoters or directors or KMPs or any other related parties and also there are no loans and advances outstanding at the year end receivable from promoters or directors or KMPs or any other related parties.

		March 31, 2026	March 31, 2025
22	**Supplementary statutory information**		
i.	Earnings in foreign currency (on receipt basis)	Nil	Nil
ii.	Expenditure in foreign currency (on accrual basis)	Nil	Nil
iii.	Value of imports at CIF basis	Nil	Nil
iv.	Contingent liabilities	Nil	Nil
v.	Capital commitment	Nil	Nil
vi.	Donation to political party	Nil	Nil

In the opinion of the Board and to the best of its knowledge and belief, the value on realization of current assets, loans and advances will, in the ordinary course of business, not be less than the amounts at which they are stated in the Balance Sheet.

D.V. INFRAHOMES PRIVATE LIMITED MUMBAI

23 The Company's business activities fall within a single reportable segment, i.e. real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in the financial statements.
The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and all the non-current assets of the Company are located in India.

24 Unhedged foreign currency exposure

	March 31, 2026	March 31, 2025
	Nil	Nil

25 The Company has defined process to take daily back-up of books of account in electronic mode on servers physically located in India.

The Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, except that audit trail feature is not enabled for direct changes to data when using certain access rights as the audit trail feature is not enabled at the database level insofar as it relates to SAP S/4 HANA accounting software. Further no instance of audit trail feature being tampered with was noted in respect of the accounting software to the extent it was enabled. Additionally, the audit trail of relevant prior years has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective years.

26 Standards notified but not yet effective
The new and amended standards that are notified by the Ministry of Corporate Affairs (MCA), but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company will adopt these amendments to the standards, when they become effective.

Amendments to Ind AS 1 - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants

In accordance with Ind AS 1 currently applicable, breach of an immaterial covenant is ignored deciding in current vs. non-current classification of liabilities. Also, in case of breach of a material covenant of a non-current loan on or before the reporting date, the entity can obtain waiver from the lender after the reporting date and continue to classify the loan as non-current liability. In accordance with changes to Ind AS 1 already notified by the MCA, the above relaxations to classify loan as non-current liability will not be available from FY 2026-27 onward and need to be applied retrospectively. Consequently:

•A breach of either material or immaterial covenant will trigger current classification of liability.
•To continue classifying loan as non-current liability, entities will need to obtain waiver from the breach on or before the reporting date.

The Company is currently assessing the impact the amendments will have on its financial statements.

The accompanying notes referred to above form an integral part of the financial statements

For and on behalf of the Board of Directors of
D.V. INFRAHOMES PRIVATE LIMITED





Niraj Kumar Gautam
Director
DIN 07868503

Place: Bengaluru
15.05.2026