ARP / NRK

Purva Blue Dwelling Private Limited

Financial Statements

Year ended 31 March 2026

Independent Auditors' Report

To the Members of Purva Blue Dwelling Private Limited

Report on the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Purva Blue Dwelling Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flow and the Statement of Changes in Equity for the period then ended, and a summary of material accounting policies and other explanatory information (hereinafter referred to as "the Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS 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, 2026, the loss and total comprehensive income, changes in equity and its cash flows for the period ended on that date.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.



KEY AUDIT MATTER	RESPONSE TO KEY AUDIT MATTER
Recording of related party transactions and disclosures The Company has undertaken transactions with its related parties in the ordinary course of business at arms of length. These include borrowing and repayment loans. We identified the recording of the said related party transactions and its disclosure as set out in the respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties. Refer to the note 16 to the financial statements	As part of our audit procedures, our procedures included the following: • Obtained and read the Company's policies, processes and procedures in respect of identifying related parties, obtaining approval, recording and disclosure of related party transactions. • Tested, on a sample basis, related party transactions with the underlying contracts, confirmation letters and other supporting documents. • We examined the Company's ability to repay the loan by reviewing Company's future business plan and future cash flows from the operations.
Valuation and Recoverability of Advances for Land Contracts The Company has advances for land contracts amounting to Rs. 1,67,500 (in thousands) as at March 31, 2026. These advances relate to amounts paid to landowners for the future acquisition of land parcels intended for development projects. We identified the valuation and recoverability of advances for land contracts as set out in the respective notes to the financial statements as a key audit matter due to the significance of these advances Refer to the note 4 to the financial statements	As part of our audit procedures, our procedures included the following: • Obtained and read the Company's policies, processes and procedures in respect of land advance transactions, approval mechanisms, monitoring and recoverability assessments. • Tested, on a sample basis, land advance transactions with the underlying contracts, legal documentation, board approvals and other supporting documents. • Analysed the ageing of advances and investigated long-outstanding amounts.

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Basis for Opinion

We conducted our audit in accordance with Standards on Auditing (SAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements as per the ICAI's Code of Ethics and the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Ind AS Financial Statements and Auditor's Report Thereon

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

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard

Management's Responsibility for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Indian Accounting Standards) Rules, 2015, as amended.



This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors are responsible for overseeing the Company's financial reporting process

Auditor's Responsibility

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation

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

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

Report on Other Legal and Regulatory Requirements

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

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b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph (i) (v) below on reporting under Rule 11(g).

c) the Balance Sheet, Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Statement of Cash Flow and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

d) in our opinion, the aforesaid financial statements comply with the Ind AS 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 31 March 2026 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164 (2) of the Act.

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

g) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

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 and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the current period, accordingly provisions of Section 197 of the Act is not applicable.

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 our information and according to the explanations given to us:

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



ii. the Company did not have any long-term contracts including derivate contracts for which there were any material foreseeable loss.

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

iv. a) the management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes 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(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) the management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) based on the above explanations and audit procedures which we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (I) and (II) of clause (iv) contain any material mis-statement.

(v) Reporting under Rule 11(g):

Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that, audit trail feature is not enabled for direct changes to data when using certain access rights, as described in

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note to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, in respect of accounting software where the audit trail has been enabled. Additionally, the audit trail of 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.

Reporting under 143(b) on maintenance of books of account

In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph on reporting under Rule 11(g).

The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph on reporting under Section 143(3)(b) and paragraph on reporting under Rule 11(g).

(vi). The Company has not declared and paid dividend during the period and hence there was no compliance required as per section 123 of the Companies Act, 2013.

for V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626

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Place: Bengaluru
Date: 05-05-2026

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Annexure – A to the Independent Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the financial statements for the period ended 31 March 2026, we report that:

1. The Company does not hold any Property Plant and Equipment during the period and as on the reporting date. Accordingly, paragraph 3(i) of the order is not applicable.

2. The Company does not have any inventory as on the reporting date. Accordingly, paragraph 3(ii) of the Order not applicable.

3. According to the information and explanation given to us, the Company has not granted any loans, secured or unsecured, to Companies, firms, limited liability partnership or other parties covered in the register required under section 189 of the Act 2013. Accordingly, clauses 3 (iii) of the Order are not applicable.

4. According to information and explanations given to us, the Company has not granted any loans, made any investments, extended any guarantees and provided any security to or on behalf of the parties referred in section 185 and 186 of the Companies Act, 2013.

5. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not accepted any deposits from the public. Accordingly, paragraph 3(v) of the Order is not applicable.

6. According to the information and explanations given to us and based on our examination of the records of the Company, the Central Government has not prescribed the maintenance of cost records under Section 148 (1) of the Act for any of the services rendered by the Company. Accordingly, paragraph 3(vi) of the Order is not applicable.

7. In respect of Statutory Dues:
   a. According to the information and explanations given to us, the Company is generally regular in depositing undisputed statutory dues including Income-tax, Goods and Services Tax, Customs Duty, Cess and any other statutory dues with the appropriate authorities. There are no undisputed statutory dues outstanding as at March 31 2026 for a period of more than six months from the date they become payable.

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b. According to the information and explanations given to us, and records of the Company examined by us, there are no amounts outstanding in respect of the aforesaid dues on account of any dispute.

8. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the period.

9. The Company has not taken any loan either from banks, financial institutions or from the government and has not issued any debentures. Accordingly, paragraph 3 (ix) of the Order is not applicable.

10.

a. In our opinion and according to the information and explanation given by the management, the Company has not raised any monies by the way of initial public offer/ further public offer (including debt instruments), being a private limited company.

b. In our opinion and according to the information and explanation given by the management, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially, or optionally convertible) during the period.

11. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit. Accordingly, paragraph 3(xi) of the Order is not applicable.

12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

13. According to the information and explanations given to us and on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where ever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.



14. In our opinion and according to the information and explanations given to us, Internal audit is not applicable as the company

15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected to him. Accordingly, paragraph 3(xv) of the Order is not applicable.

16. According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable.

17. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has incurred cash losses of Rs. 633.35 /- (in thousands) in the current period and Rs. 28.10/- (in thousand) in the preceding year.

18. There has not been any resignation of the statutory auditors during the period. Accordingly, paragraph 3(xviii) of the Order is not applicable.

19. 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 and as confirmed by the Management to infuse required funds as and when necessitates, we are of the opinion there are no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet.

20. According to the information and explanations given to us and based on our examination of the records of the Company, the provisions of Section 135 of the Companies Act, 2013 are not applicable to the Company. Accordingly, paragraph 3(xx) of the Order is not applicable.



21. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has no subsidiaries or joint ventures which requires the Company to prepare the consolidated financial statements and get audited and hence, the Company there are no consolidated financial statements either prepared or audited during the period. Accordingly, paragraph 3(xxi) of the Order is not applicable.

for V D S R & Co LLP
Chartered Accountants
FRN, No.: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626



Place: Bengaluru
Date: 05-05-2026

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Annexure – B – to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of Purva Blue Dwelling Private Limited ("the Company") as of 31 March 2026 in conjunction with our audit of the Ind AS financial statements of the Company for the period ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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 issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

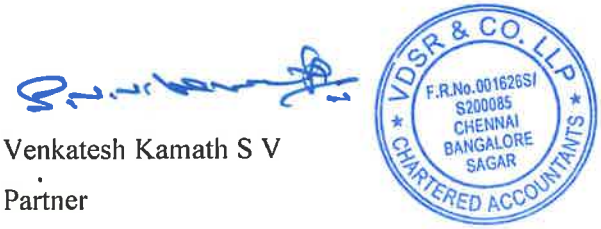
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting 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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

for V D S R & Co LLP
Chartered Accountants
FRN No.: 001626S/S200085



Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date: 05-05-2026

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PURVA BLUE DWELLING PRIVATE LIMITED
CIN: U68200KA2024PTC183195
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			
Other financial assets	3	2,55,029.00	-
Total non-current assets		**2,55,029.00**	**-**
Current assets			
(a) Inventories			
(b) Financial assets	4	5,97,650.98	-
Cash and cash equivalents			
(c) Other current assets	5	677.05	47.90
Total current assets	6	32,485.00	-
		6,30,813.03	**47.90**
Total assets		**8,85,842.03**	**47.90**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	7	100.00	100.00
(b) Other equity	8	(234.45)	(73.10)
Total equity		**(134.45)**	**26.90**
LIABILITIES			
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	9	8,56,063.98	1.00
(ii) Trade payables	10		
(A) Total outstanding dues of micro enterprises and small enterprises		-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		29,796.76	18.00
(b) Other current liabilities	11	115.74	2.00
Total current liabilities		**8,85,976.48**	**21.00**
Total equity and liabilities		**8,85,842.03**	**47.90**

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

As per report of even date

For V D S R & CO LLP
Chartered Accountants
Firm registration number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date : May 05, 2026

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For and on behalf of the Board of Directors of
Purva Blue Dwelling Private Limited

Ashish R Puravankara
Director
DIN 00504524

Place: Bengaluru
Date May 05, 2026

Nani Rusi Choksey
Director
DIN 00504555

Place Bengaluru
Date May 05, 2026

PURVA BLUE DWELLING PRIVATE LIMITED
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PURVA BLUE DWELLING PRIVATE LIMITED
CIN: U68200KA2024PTC183195
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		5,97,178.98	
(Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	12	(5,97,650.98)	
Other expenses	13	633.35	28.10
Total expenses		161.35	28.10
Loss before tax		(161.35)	(28.10)
Tax expense			
Current tax		-	-
Total tax expense		-	-
Loss for the year		(161.35)	(28.10)
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)		(161.35)	(28.10)
Earnings per equity share ('EPS')			
(Nominal value per equity share Rs.100 (March 31, 2025 - Rs.100)			
Basic (Rs.)		(16.14)	(2.81)
Diluted (Rs.)		(16.14)	(2.81)
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers thousands		10.00	10.00
Diluted - in numbers thousands		10.00	10.00

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

As per report of even date

For V D S R & CO LLP
Chartered Accountants
Firm registration number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date : May 05, 2026

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For and on behalf of the Board of Directors of
Purva Blue Dwelling Private Limited

Ashish [illegible] Puravankara
Director
DIN [illegible]524

Place: Bengaluru
Date May 05, 2026

Nani Rusi Choksey
Director
DIN 00504555

Place Bengaluru
Date May 05, 2026

PURVA BLUE DWELLING PRIVATE LIMITED
BANGALORE-42

PURVA BLUE DWELLING PRIVATE LIMITED
CIN: U68200KA2024PTC183195
Statement of cash flow for the period ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
A. Cash flow from operating activities			
Loss before tax		(161.35)	(28.10)
Adjustments to reconcile profit before tax to net cash flows		-	-
Operating profit before working capital changes		(161.35)	(28.10)
Working capital adjustments:		-	-
Decrease/(increase) in inventories		(5,97,650.98)	-
Decrease/(increase) in other assets		(32,485.00)	-
Decrease/(increase) in other non- current assets		(2,55,029.00)	
Increase/(decrease) in trade payables		29,778.76	(27.00)
Increase/(decrease) in other liabilities		113.74	2.00
Cash (used in)/ received from operations		(8,55,433.83)	(53.10)
Income tax paid (net)		-	-
Net cash flows (used in)/from operating activities		(8,55,433.83)	(53.10)
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		8,56,062.98	1.00
Net cash (used in)/from financing activities		8,56,062.98	1.00
Net (decrease)/increase in cash and cash equivalents (A + B + C)		629.15	(52.10)
Cash and cash equivalents at the beginning of the year		47.90	100.00
Cash and cash equivalents at the end of the year (as per note 5 to the financial statements)		677.05	47.90

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

As per report of even date

For V D S R & CO LLP
Chartered Accountants
Firm registration number 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date : May 05, 2026

V D S R & CO. LLP * F.R.No.001626S/S200085 CHENNAI BANGALORE SAGAR * CHARTERED ACCOUNTANTS *

For and on behalf of the Board of Directors of
Purva Blue Dwelling Private Limited

Ashish R Poovankara
Director
DIN 00504524

Place: Bengaluru
Date May 05, 2026

Nani Rusi Choksey
Director
DIN 00504555

Place: Bengaluru
Date May 05, 2026

PURVA BLUE DWELLING PRIVATE LIMITED BANGALORE-42

PURVA BLUE DWELLING PRIVATE LIMITED
CIN: U68200KA2024PTC183195
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
Equity share capital of face value of Rs. 100 each fully paid 1,000 shares (31 March 2025 1,000 shares)	100.00	-	100.00	-	100.00
	100.00	-	**100.00**	-	**100.00**

B. Other equity

Particulars	Reserves and surplus			
	Securities premium reserve	General reserve	Retained Earnings	Total
Balance as at 1 April 2024	-	-	(45.00)	(45.00)
Profit/(Loss) for the year	-	-	(28.10)	(28.10)
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the year	-	-	**(73.10)**	**(73.10)**
Dividends	-	-	-	-
Balance as at March 31, 2025	-	-	**(73.10)**	**(73.10)**
Profit/(Loss) for the year	-	-	(161.35)	(161.35)
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the year	-	-	**(234.45)**	**(234.45)**
Dividends	-	-	-	-
Balance as at March 31, 2026	-	-	(234.45)	(234.45)

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

As per report of even date

For V D S R & CO LLP
Chartered Accountants
Firm registration number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date : May 05, 2026

For and on behalf of the Board of Directors of
Purva Blue Dwelling Private Limited

Ashish R Paravankara
Director
DIN 00504534

Place: Bengaluru
Date : May 05, 2026

Nani Rusi Choksey
Director
DIN 00504555

Place: Bengaluru
Date : May 05, 2026

PURVA BLUE DWELLING 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

Purva Blue Dwelling Private Limited (the 'Company') was incorporated on January 05, 2024 under the provisions of the Companies Act applicable in India. The registered office is located at 130/2, Ulsoor Road Bangalore 560042, 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 5, 2025.

2. Material 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 material 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 one 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.

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PURVA BLUE DWELLING PRIVATE LIMITED BANGALORE-42

(d) Inventories

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.

Land/ Development rights received under Joint development arrangements (JDA) is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on the launch of the project. The amount of non-refundable deposit paid by the Company, under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work in progress/ capital work in progress. Further, the amount of refundable deposit paid by the Company under JDA is recognized as deposits under loans.

(f) Revenue recognition

A. 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 recognised 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 the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilized for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

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Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project. Revenue is recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner. adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

B. Other Income

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.

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.

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(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.

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.

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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.

(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.

(m) Rounding off amounts

The amounts are rounded off to nearest thousands Indian rupees.

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PURVA BLUE DWELLING PRIVATE LIMITED BANGALORE-42

PURVA BLUE DWELLING PRIVATE LIMITED
CIN: U68200KA2024PTC183195
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 Other financial assets		
Non Current		
Deposits under joint development arrangements	2,55,029.00	-
	2,55,029.00	**-**
4 Inventories		
Properties under development (WIP)	5,97,650.98	-
	5,97,650.98	**-**
5 Cash and cash equivalents		
Balances with banks		
In current accounts	677.05	47.90
	677.05	**47.90**
6 Other assets		
Current		
Advances to suppliers	32,485.00	-
	32,485.00	**-**
7 Equity share capital		
Authorized shares		
1,00,000 equity shares of Rs. 10 each (31 March 2025 - 1,00,000 equity shares of Rs. 10 each)	1,000.00	1,000.00
Issued, subscribed and fully paid-up shares		
10,000 equity shares of Rs. 10 each (31 March 2025 - 10,000 equity shares of Rs. 10 each)	100.00	100.00

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	10.00	100.00	-	-
Issued during the period	-	-	10.00	100.00
Outstanding at the end of the period	**10.00**	**100.00**	**10.00**	**100.00**

b. Terms/rights attached to equity shares
The Company has only one class of equity shares having a par value of Rs. 100 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. 100 each fully paid-up				
T-Hills Private Limited	9,999	99.99%	9,999	99.99%
Purva Star Properties Private Limited	1	0.01%	1	0.01%

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
T-Hills Private Limited	Equity shares of Rs.100 each	9,999	-	9,999	99.99%	-
Purva Star Properties Private Limited	Equity shares of Rs.100 each	1	-	1	0.01%	-

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
T-Hills Private Limited	Equity shares of Rs.100 each	-	9,999	9,999	99.99%	-
Purva Star Properties Private Limited	Equity shares of Rs.100 each	-	1	1	0.01%	-

e. Shares held by holding/ultimate holding and/or their subsidiaries/associates
T-Hills Private Limited - Holding Company
999 equity shares of Rs. 10 each — 99.99

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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
8 Other equity		
Reserves and surplus		
Retained earnings		
Balance at the beginning of the year	(73.10)	(45.00)
Total comprehensive loss for the year	(161.35)	(28.10)
Balance at the end of the year	(234.45)	(73.10)
Total other equity	**(234.45)**	**(73.10)**
9 Borrowings		
Current borrowings		
Unsecured		
Loans from related parties (refer Note 17)	8,56,063.98	1.00
	8,56,063.98	**1.00**
10 Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro and small enterprises	91.80	18.00
Payable to related parties (refer note 17)	29,704.96	-
	29,796.76	**18.00**

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.		
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
		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	29,796.76	-	-	-	29,796.76
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	29,796.76	-	-	-	29,796.76

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	18.00	-	-	-	18.00
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
Total	18.00	-	-	-	18.00

11 Other current liabilities		
Statutory dues payable	115.74	2.00
	115.74	**2.00**

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Notes to Financial Statements for the period ended March 31, 2026
(All amounts in Indian Rs. thousands, unless otherwise stated)

12 (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress

	March 31, 2026	March 31, 2025
Inventory at the beginning of the year		
Properties under development (WIP)	-	-
Stock of flats	-	-
Inventory at the end of the year		
Properties under development (WIP)	5,97,650.98	-
Stock of flats	-	-
	(5,97,650.98)	**-**

13 Other expenses

Legal and professional *	621.95	28.10
Rates and taxes	11.40	
	633.35	**28.10**

* Payment to auditors [included in legal and professional charges]

Audit fee	30.00	20.00
	30.00	**20.00**

14 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:

Financial assets :	**Notes**	**March 31, 2026**	**March 31, 2025**
Cash and cash equivalents	5	677.05	47.90
		677.05	**47.90**

Financial liabilities :	**Notes**	**March 31, 2026**	**March 31, 2025**
Current borrowings	9	8,56,063.98	1.00
Trade payable	10	29,796.76	18.00
		8,85,860.74	**19.00**

15 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 Financial liabilities - current	On demand	Upto 4 years	> 4 years	Total
Borrowings				
Trade payables	8,56,063.98	-	-	8,56,063.98
Total	-	29,704.96	-	29,704.96
	8,56,063.98	29,704.96	-	8,85,768.94

March 31, 2025 Financial liabilities - current	On demand	Upto 4 years	> 4 years	Total
Borrowings				
Trade payables	1.00	-	-	1.00
Total	-	18.00	-	18.00
	1.00	18.00	-	19.00

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.

16 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	8,56,063.98	1.00
Less: Cash and cash equivalents	(677.05)	(47.90)
Net debt	8,55,386.93	(46.90)
Total equity	(134.45)	26.90
Gearing ratio	(6,362.12)	(1.74)

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17 Related party transactions

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

(i) Parties where control exists

T-Hills Private Limited	Holding Company
Purva Star Properties Private Limited	Holding Company
Puravankara Limited	Ultimate Holding Company

(ii) Key management personnel ('KMP')

Names	Designation
Mr.Ashish R Puravankara	Director
Mr.Nani R Choksey	Director

(2) The transactions with related parties for the period are as follows:

Particulars	Holding Company		Ultimate Holding Company	
	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
Issue of shares				
T-Hills Private Limited - 9,999 shares of Rs.10 each.	-	99.90	-	-
Purva Star Properties Private Limited -1 share of Rs.10 each.	-	0.10	-	-
Loan taken from				
Puravankara Limited	-	-	8,56,062.98	1.00

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

Particulars	Holding Company		Ultimate Holding Company	
	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
Share Capital				
T-Hills Private Limited	99.90	99.90	-	-
Purva Star Properties Private Limited	0.10	0.10	-	-
Loan taken from				
Puravankara Limited	-	-	8,56,063.98	1.00
Dues to				
Puravankara Limited	-	-	29,704.96	-

(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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18 Financial Ratios

a Ratio

Numerator	Current ratio
Denominator	Current Assets / Current Liabilities

Ratios/Measures	**March 31, 2026**	**March 31, 2025**
Current Assets (A)	6,30,813.03	47.90
Current Liabilities (B)	8,85,976.48	21.00
Current Ratio (C) = (A) / (B)	**0.7**	**2.3**
% of change from previous year	**-68.79%**	

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

b Ratio

Numerator	Debt Equity ratio
Denominator	Total Debt / Shareholder's Equity

Ratios/Measures	**March 31, 2026**	**March 31, 2025**
Total Debt (A)	8,56,063.98	1.00
Shareholder's Equity (B)	(134.45)	26.90
Debt Equity ratio (C) = (A) / (B)	**(6,367.15)**	**0.04**
% of change from previous year	**-636715%**	

The ration change is mainly due to increase in debt in the current year

c Ratio

Numerator	Return on equity ratio
Denominator	Profit after tax / Average shareholders' equity

Ratios/Measures	**March 31, 2026**	**March 31, 2025**
Loss after tax (A)	(161.35)	(28.10)
Closing Shareholders Equity (B)	(134.45)	26.90
Average shareholder's equity [(Opening + Closing)/2] ©	(53.78)	40.95
Return on equity ratio (D) = (A) / (C) *	**3.00**	**(0.69)**
% of change from previous year	**-537%**	

The ratio change is mainly due to increase in loss compared to previous year.

d Ratio

Numerator	Trade payable turnover ratio
Denominator	Total purchases including other expenses / Average trade payables

Ratios/Measures	**March 31, 2026**	**March 31, 2025**
Total purchases including other expenses (B)	633.35	28.10
Closing trade payables	29,796.76	18.00
Average Trade Payables [(opening + closing) /2] (A)	14,907.38	31.50
Trade payables turnover ratio (C) = (A) / (B)	**23.54**	**1.12**
% of change from previous year	**1999.68%**	

The ratio change is mainly due to increase in trade payables compared to previous year.

e Ratio

Numerator	Return on capital employed
Denominator	Earning before interest and taxes / Capital Employed (Total equity and Total borrowings)

Ratios/Measures	**March 31, 2026**	**March 31, 2025**
Loss after tax (A)	(161.35)	(28.10)
Adjustments:-	-	-
Add: Total tax expenses (B)	-	-
Add: Finance cost (C)	-	-
Earnings before interest and tax (D) = (A) + (B) + (C)	**(161.35)**	**(28.10)**
Total Equity (E')	(134.45)	26.90
Total borrowings (F)	8,56,063.98	1.00
Capital Employed (G) = (E) + (F)	**8,55,929.53**	**27.90**
Return on capital employed (G) = (D) / (G)	(0.00)	(1.01)
% of change from previous year	**-99.98%**	

The ration change is mainly due to increase in borrowings in the current year

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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19 Other Statutory Information	**March 31, 2026**	**March 31, 2025**
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.

20 Supplementary statutory information	**March 31, 2026**	**March 31, 2025**
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.

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

21 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.

22 Unhedged foreign currency exposure

	March 31, 2026	March 31, 2025
	Nil	Nil

23 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.

24 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.

25 Previous year figures have been regrouped wherever necessary to conform with current year's classification.

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

As per report of even date

For V D S R & CO LLP
Chartered Accountants
Firm registration number: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No 202626

Place: Bengaluru
Date : May 05, 2026

V D S R & CO. LLP
F.R.No.001626S/S200085
CHENNAI BANGALORE SAGAR
CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors of
Purva Blue Dwelling Private Limited

Ashish R Kuravankara
Director
DIN 00504524

Place: Bengaluru
Date : May 05, 2026

Nani Rusi Choksey
Director
DIN 00504555

Place: Bengaluru
Date : May 05, 2026

PURVA BLUE DWELLING PRIVATE LIMITED
BANGALORE-42

Purva Blue Dwelling Private Limited

May 05, 2026

To
V D S R & Co., LLP
3rd Floor, Suvarna Towers,
70/5, Nagarbhavi Main Road,
Vijayanagara,
Bengaluru – 560025.

Dear Sir,

Re: Audit of Ind AS financial statements for the year ended March 31, 2026

This letter of representations is provided in connection with your audit of the Ind AS financial statements of Purva Blue Dwelling Private Limited ("the Company") as at March 31, 2026 and for the year ended March 31, 2026 with reference to these financial statements as at March 31, 2026. We recognize that obtaining representations from us concerning the information contained in this letter is a significant procedure in enabling you to form an opinion as to whether:

(i) the financial statements give a true and fair view in all material respects, the financial position of Purva Blue Dwelling Private Limited as of March 31, 2026 and of its financial performance (or operations) including other comprehensive income, cash flows and changes in equity of the Company for the year then ended March 31, 2026 in accordance with Indian Accounting Standards (Ind AS) notified under 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)

We understand that the purpose of your audit of our financial statements is to express an opinion thereon and that your audit was conducted in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act, which involves an examination of the accounting system and related data to the extent you considered necessary in the circumstances, and is not designed to identify - nor necessarily be expected to disclose – all fraud, shortages, errors and other irregularities, should any exist.

Accordingly, we make the following representations, which are true to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves.

A. Financial Statements and Financial Records

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement agreement dated October 31, 2025, for the preparation of the financial statements in accordance with Ind AS.

2. We acknowledge, as members of management of the Company, our responsibility for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance (or results of operations) including other comprehensive income, cash flows and changes in equity of the Company in accordance with Ind AS, and are free of material misstatements, including omissions. We have prepared the financial statements and the same have been approved by the Board of Directors.

3. The significant accounting policies adopted in the preparation of the financial statements are appropriately described in the financial statements.

4. As members of management of the Company, we believe that the Company has a system of internal controls adequate to enable the preparation and presentation of accurate and complete financial statements in accordance with IND AS that are free from material misstatement, whether due to fraud or error.

5. There are no unadjusted audit differences identified during the current audit and pertaining to the latest year presented.

PURVA BLUE DWELLING PRIVATE LIMITED
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B. Internal financial control over financial reporting

1. We are responsible for establishing and maintaining adequate and effective internal financial controls and the preparation and presentation of the financial statements and, in particular, the assertions to you on internal financial controls in accordance with the internal control over financial reporting criteria established by the Company considering the essential components of internal control.

2. We have performed an evaluation and made an assessment of the adequacy and effectiveness of the Company's internal financial controls.

3. We have not used the procedures performed by you during the audit as part of the basis for our assessment of the effectiveness of internal financial controls. Based on the assessment carried out by us and the evaluation of the results of the assessment, we conclude that the Company has adequate internal financial controls that was operating effectively as at the March 31, 2026, the other relevant controls were determined adequate and were operating effectively as at March 31, 2026.

4. There have been no communications from regulatory agencies concerning non-compliance with or deficiencies in financial reporting practices.

C. Non-compliance with law and regulations, including fraud

1. We acknowledge that we are responsible for determining that the Company's business activities are conducted in accordance with laws and regulations and that we are responsible to identify and address any non-compliance with applicable laws or regulations, including fraud.

2. We acknowledge that we are responsible for the design, implementation and maintenance of internal controls to prevent and detect fraud.

3. There were no instances of fraud resulting in a material misstatement to the Company's financial statements and any other fraud that does not result in a material misstatement to the company's financial statements but involves senior management or management or other employees who have a significant role in the Company's internal financial controls.

4. We have no knowledge of any identified or suspected non-compliance with laws or regulations including fraud that may have affected the Company (regardless of the source or form and including without limitation, any allegations by "whistleblowers"), including non-compliance matters:
   - Involving financial improprieties
   - Related to laws and regulations that have a direct effect on the determination of material amounts and disclosures in the Company's financial statements
   - Related to laws and regulations that have an indirect effect on amounts and disclosures in the financial statements, but compliance with which may be fundamental to the operations of the Company's business, its ability to continue in business, or to avoid material penalties
   - Involving management, or employees who have significant roles in internal control, or others
   - In relation to any allegations of fraud, suspected fraud or other non-compliance with laws and regulations communicated by employees, former employees, analysts, regulators or others.

5. We are aware, in accordance with Section 143(12) of the Act read with Rule 13 of the Companies (Audit and Auditors) Rules, 2014, as amended that the Board is required to consider the report of the auditor and respond on the matter reported within 45 days of the date of the report of the auditor. We have not withheld from you any relevant information that we are aware of and would have an implication on the process of your responsibilities to report fraud under the statute.

   a. We are unaware of any known or probable instances of non-compliance with the requirements of regulatory or governmental authorities, including their financial reporting requirements, and there have been no communications from regulatory agencies or government representatives concerning investigations or allegations of non-compliance or deficiencies in financial reporting practices.

6. To the best of our knowledge and belief, the Company has not made any improper payments or payments which are illegal or against any regulations.

PURVA BLUE DWELLING PRIVATE LIMITED BANGALORE-42

7. The Company has complied with all aspects of contractual agreements which could have a material effect on the financial statements in the event of non-compliance. There has been no non-compliance with requirements of regulatory authorities that could have a material effect on the financial statements in the event of non-compliance.

8. We are unaware of any violations or possible violations of laws or regulations the effects of which should be considered for disclosure in the financial statements or as the basis of recording a contingent loss.

D. Information Provided and Completeness of Information and Transactions

1. We have provided you with:
   - Access to all information, of which we are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters.
   - Additional information that you have requested from us for the purpose of the audit and
   - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

2. All material transactions have been recorded in the accounting records and are reflected appropriately in the financial statements.

3. We believe that the significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.

E. ACCOUNTING POLICIES:

1. The accounting policies and practices which are material or critical in determining the results of operations for the year or financial position are disclosed in the financial statements. These accounting policies, to the financial statements, are consistent with those adopted in the financial statements for the previous year. The financial statements are prepared on an accrual basis.

2. We have no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.

F. REGISTERS, MINUTES AND CONTRACTS:

1. The Minutes of the meetings of the Shareholders and Directors and the Registers required to be maintained under the Companies Act are complete and authentic.

2. We have made available to you all significant registers, contracts and agreements. Further we have made available to you all minutes of the meetings of shareholders, directors and committees of directors (or summaries of actions of recent meetings for which minutes have not yet been prepared) held through the **April 2025 to March 2026.**

3. All matters required to be recorded in the registers and minute books of the Company have been, and are, recorded correctly.

4. We have disclosed to you, and the Company has complied with, all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance, including all covenants, conditions or other requirements of all outstanding debt. There has been no breach of any covenant attached to the contracts.

G. RELATED PARTY DISCLSOURES:

1. We confirm the completeness of the list of related parties and relationships as stated in Note 16 of the financial statements, and information provided regarding the identification of such related parties. We have disclosed to you the identity of the Company's related parties and all related party relationships and related party transactions of which we are aware, including sales, purchases, loans, transfers of assets, liabilities and services, leasing arrangements, guarantees, non-monetary transactions and transactions for no consideration for the year ended, as well as related balances due to or from such parties at the year end. All transactions are at arm's length and have been appropriately accounted for in accordance with applicable Ind AS requirements. All related party transactions have been appropriately accounted for and disclosed in the financial statements in accordance with Ind AS 24 'Related Party Disclosures'.

PURVA BLUE DWELLING PRIVATE LIMITED BANGALORE-42

2. All transactions with the related parties are in compliance with section 188 of the Act, where applicable.

3. The Company has obtained necessary approvals in respect of all transactions or contract or arrangement with related parties, in accordance with relevant provisions of the Act, and Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, wherever applicable.

H. 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 recognised 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 asset to the customer.

Interest income

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

I. INVESTMENTS

1. The Company has no investments as on March 31, 2026

J. INVENTORIES

1. The company has no inventories as on March 31, 2026.

K. TRADE RECEIVABLES, OTHER ASSETS AND LOANS AND ADVANCES:

1. There are no loans, investments, guarantees, and securities granted in respect of which provisions of section 185 and 186 of the Act 2013 other than those disclosed in the financial statements.

2. The company has paid Rs. 87,529 (in thousands) as deposit under joint development arrangement.

3. The company has disclosed to the members in the financial statement the full particulars of the loans given, investment made or guarantee given or security provided and the purpose for which the loan or guarantee or security is proposed to be utilized by the recipient of the loan or guarantee or security.

4. The Company does not have any Trade Receivables during the year.

5. We represent that advances to suppliers outstanding as at the balance sheet date have been made in the ordinary course of business, are supported by valid agreements, purchase orders, or other appropriate documentation, and are expected to be adjusted against future receipt of goods or services or recovered,

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as applicable. Management has assessed the recoverability of such advances and believes that they are recoverable in full except where appropriate provisions have been recognized in accordance with the applicable requirements of Ind AS. There are no undisclosed disputes, claims, or circumstances that would materially affect the recoverability, classification, measurement, or disclosure of these advances in the financial statements.

6. We represent that the advances paid towards the acquisition of land as at the reporting date are genuine, supported by valid agreements and relevant documents, and are recoverable in accordance with the terms of the respective contracts. We confirm that there are no disputes, encumbrances, or other circumstances known to us that would materially affect the recoverability of these advances or require any adjustment or provision in the financial statements, except as disclosed therein, and that appropriate accounting treatment and disclosures have been made in accordance with the applicable accounting standards.

7. The Company has maintained adequate records and documents in the register, in respect of loans and advances given, guarantee given or securities provided, and acquisitions made under section 186 of the Act and such register has been updated on year basis with required particulars and has been maintained in such manner as prescribed under the Act.

L. EQUITY:

1. Shares held by holding/ ultimate holding company and/ or their subsidiaries/ associates as on the balance sheet date have been disclosed in Note 7 of the financial statements.

2. There are no shareholders holding more than 5% shares in the Company as on the balance sheet date except as disclosed in note 7 of the financial statements. The said information has been furnished based on the legal ownership of the shares.

M. BORROWINGS:

1. The Company has a loan repayable on demand has been obtained from a related party and has been duly disclosed under note 9 of financial statements.

N. TRADE PAYABLES AND OTHER LIABILITIES:

1. All liabilities and contingencies, including those associated with guarantees, whether written or oral, have been disclosed to you and are appropriately reflected in the financial statements in accordance with the applicable Ind AS requirements.

2. The Company has no defaulted in depositing undisputed statutory dues including Provident Fund, Employees' State Insurance, goods and service tax and any other statutory dues with appropriate authorities including Income-tax due for the year ending March 31, 2026.

3. The company has obtained the list of MSME suppliers and the company has addressed all relevant statutory requirements in terms of existing laws and regulations including MSMED Act, 2006 and the Companies Act 2013 and relevant disclosure requirements. No claims have been raised against the company under the Interest on Delayed Payments to Small Scale & Ancillary Undertakings Act, 1993 /MSMED Act, 2006'.

O. PROVISIONS, CONTINGENT LIABILITIES AND COMMITMENTS:

1. We have informed you of all outstanding and possible litigation and claims whether or not they have been discussed with legal counsel.

2. All claims where outflow of economic resources is probable or possible have been properly accrued or disclosed as contingent liabilities respectively in the financial statements. Further, we are not aware of any other such contingent liabilities. No other claims in connection with litigation have been or are expected to be received.

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3. There are no non-cancellable commitments, which are either material to the financial statements or are relevant in understanding the financial statements or may impact the decision making of the users of the financial statements.

P. STATEMENT OF PROFIT & LOSS:

1. All materials transactions have been adequately disclosed and full provision has been made in the financial statements for all claims and losses of material amount which have resulted or may be expected to result from events which occurred or from commitments which were entered into on or before the date of balance sheet, including losses resulting from sale contracts.

2. No personal expenses have been charged to revenue accounts.

3. There no transactions of the company which are represented merely by book entries and are not prejudicial to the interests of the company.

Q. GENERAL:

1. The Company has determined its operating cycle as mentioned in significant accounting policies in the financial statements, it is defined as the time between the acquisition of assets for processing and their realization in cash or cash equivalents. Based on this evaluation, the Company has considered its operating cycle to be four years for the purpose of classifying assets and liabilities into current and non-current categories

2. The Company has not entered into any non-cash transactions with directors or persons connected with him.

3. The Company is not a Nidhi Company.

4. The provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

5. All disclosures as required by Micro, Small and Medium Enterprises Development (MSMED) Act, 2006 relating to Micro, Small and Medium enterprises have been appropriately disclosed in the financial statements. Payments to Micro, Small and Medium undertakings have been made within the prescribed time limit/date agreed upon with the supplier except those disclosed in note 10 to the financial statements

6. The Company operates in a single reportable segment based on nature of service, regulatory environment and customers. Further, the Company is engaged in single line of service activity and its customers and noncurrent assets are located in India only.

7. At the March 31, 2026 end, the Company had no unusual commitments or contractual obligations of any sort which were not in the ordinary course of business and which might have an adverse effect upon the company (e.g., contracts or purchase agreements above market price; repurchase or other agreements not in the ordinary course of business; material commitments for the purchase of property, plant and equipment; significant foreign exchange commitments; open balances on letters of credit; purchase commitments for inventory quantities in excess of normal requirements or at prices in excess of the prevailing market prices; losses from fulfillment of, or inability to fulfill, sales commitments, etc.)

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

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

10. There are restated adjustments during the year ended March 31, 2026 the same has been disclosed in the financial statements.

R. CORPORATE SOCIAL RESPONSIBILITY (CSR):

1. The provision of Section 135 of the Act, in relation to Corporate Social Responsibility is not applicable to the Company as at the balance sheet date.

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S. INCOME AND INDIRECT TAXES

1. We acknowledge our responsibility for the tax accounting methods adopted by the Company, which have been consistently applied in the current year, and for the current year income tax provision calculation.

2. We also acknowledge our responsibility for the plans with respect to future taxable income, which represent our estimates as to the outcome of those plans, based on available evidence, and for the significant assumptions used in our analysis. We would implement such strategies as necessary to prevent a tax operating loss or credit carryforward from expiring.

3. We have disclosed to you all tax opinions, correspondence with tax authorities, or other appropriate information that served as support for the accounting for potentially material matters.

T. ESTIMATES

1. We believe that the measurement processes, including related assumptions and models, used to determine the accounting estimate(s) have been consistently applied and are appropriate in the context of the applicable financial reporting framework.

2. We confirm that the disclosures made in the financial statements with respect to the accounting estimate(s) are complete and made in accordance with the applicable financial reporting framework.

3. We confirm that no adjustments are required to be made to the accounting estimate(s) and disclosures in the financial statements due to subsequent events.

U. SUBSEQUENT EVENTS:

1. There have been no events or transactions which have occurred since the date of Balance Sheet or are pending that would have a material effect on the financial statements and requires adjustment to the accounting estimates and disclosures included in the financial statements at that date or for the year then ended, other than those reflected or fully disclosed in the financial statements.

2. No events have occurred that are of such significance in relation to the Company's affairs to require mention in a note to the financial statements in order to make them not misleading regarding the financial position, results of operations, or cash flows or changes in equity of the Company.

3. Subsequent events in relation to your opinion on Internal financial controls over financial reporting with reference to the financial statements:

   3.1. There are no changes in the internal financial controls from March 31, 2026 till the date of this representation letter including any corrective actions taken by us with regard to significant deficiencies and material weaknesses or other factors that might significantly affect internal financial control over financial reporting with reference to the financial statements.

Truly Yours,

Director
Purva Blue Dwelling Private Limited

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