May 11, 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 Star Properties 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 Star Properties 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.

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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 is no unadjusted audit differences identified during the current audit and pertaining to the latest year presented.

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

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- 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.
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.

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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 31 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'.

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:

1. 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.

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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.

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.

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.

2. 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.

We confirm that the provision of Rs. 2,074.84 (in thousands) made in earlier years towards sundry creditors is no longer required. Accordingly, the same has been reversed and the amount has been recognized under Other Income during the year.

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I. PROPERTY, PLANT & EQUIPMENT (PPE) AND INTANGIBLES:

1. The net book values at which fixed assets are stated in the Balance Sheet are arrived at:

   a) After taking into account all capital expenditure on additions thereto, but no expenditure properly chargeable to revenue;
   b) After eliminating the cost and accumulated depreciation relating to items sold, discarded, demolished, or destroyed.

   c) After providing adequate depreciation on fixed assets during the period.
   d) After considering impairment.

2. Depreciation of fixed assets stated in the Standalone Financial Statements is based on the best estimates of the Management of the useful life and the residual value of the respective fixed assets.

3. The Company, using its best estimates based on reasonable and supportable assumptions and projections, reviews fixed assets for impairment in accordance with IND AS 36 Impairment of Assets, and certain intangible assets in accordance with IND AS 38, Intangible Assets. The financial statements referred to above reflect all adjustments required by IND AS 36 and IND AS 38 as at March 31, 2026.

4. Management estimates of useful life and residual value as per Schedule II of the Companies Act, 2013.

5. The Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.

6. The Company does not hold any benami property and accordingly, there are no proceedings initiated against the Company under the Benami Transactions (Prohibition) Act,1988 (45 of 1988)

J. INVESTMENTS

1. Management represents that the Company has made no other investments other than mentioned in note no 5 and is carried at cost in the separate financial statements in accordance with Ind AS 27 – Separate Financial Statements. Management further confirms that it has assessed the investment for indicators of impairment in accordance with Ind AS 36 – Impairment of Assets and has concluded that no impairment loss is required to be recognized as at the reporting date.

K. OTHER FINANCIAL ASSETS

1. Management represents that the Company's Other Financial Assets comprising non-current bank balances (margin money deposits) and refundable security deposits under the Joint Development Agreement (JDA) have been appropriately recognized, classified, and measured in accordance with the applicable provisions of relevant Indian Accounting Standards. Management further confirms that these balances are valid, recoverable, free from any encumbrances other than those disclosed in the financial statements, where applicable, and that there are no indicators of impairment or expected credit losses requiring any adjustment to their carrying amounts as at the reporting date.

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L. INVENTORIES

The Company is capitalizing all the Land and Construction cost incurred to Inventories of INR 1,21,992.83 thousands.

M. 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 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.

3. The Company does not have any Trade Receivables other than those disclosed in the financial statements.

4. 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.

5. Management represents that the balances disclosed under Other Current Assets, comprising prepaid expenses, advances to suppliers, and duties and taxes recoverable, have been appropriately recognized, measured, and classified in accordance with the applicable provisions of the relevant Indian Accounting Standards and the requirements of the Companies Act, 2013. Management further confirms that these balances are valid, recoverable in the ordinary course of business, and appropriately supported by underlying documentation. No material adjustments, write-offs, or provisions are required other than those recognized in the financial statements.

N. Cash and Cash equivalents, Bank balances other than cash and cash equivalents:

1. Management represents that the balances disclosed under Cash and Cash Equivalents, comprising cash on hand, balances with banks in current accounts, and bank deposits with original maturities of up to three months, are complete, valid, and owned by the Company as at the reporting date. These balances have been appropriately classified and measured in accordance with the applicable provisions of Ind AS 7 – Statement of Cash Flows and other relevant Indian Accounting Standards. Management further confirms that there are no restrictions on the use of these balances other than those disclosed in the financial statements and that all such balances have been duly reconciled with the underlying records and bank confirmations, where applicable.

2. Management represents that the bank deposits with original maturities of more than three months but less than twelve months have been appropriately recognized, measured, and classified as Other Bank Balances in accordance with the applicable provisions of Ind AS 7 – Statement of Cash Flows and other relevant Indian Accounting Standards. Management further confirms that these deposits are valid, belong to the Company, are free from any encumbrances or restrictions other than those disclosed in the financial statements, and are recoverable in accordance with their contractual terms.

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O. 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 13 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 13 of the financial statements. The said information has been furnished based on the legal ownership of the shares.

P. BORROWINGS:

1. The loan repayable on demand has been obtained from a related party and has been duly disclosed under note 15 of financial statements.

Q. 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'.

R. PROVISIONS, CONTINGENT LIABILITIES AND COMMITMENTS:

1. The Company has created deferred tax assets to the extent of INR 45,206.05 in thousands.

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

3. 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.

4. 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.

S. 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.

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T. 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 13 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.

U. 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.

2. We confirm that there were certain unspent CSR amounts pertaining to previous years. The same have been transferred to an environmental trust during the current year in accordance with the applicable CSR requirements.

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V. 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.

W. 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.

X. 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 Star Properties Private Limited

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Independent Auditor's Report

To the Members of Purva Star Properties Private Limited

Report on the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Purva Star Properties Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flow and the Statement of Changes in Equity for the year 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 year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Standards on Auditing (SAs). Our responsibilities under those standards are further described in 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.

VDSR & CO. LLP F.R.No.001626S/ 000085 CHENNAI BANGALORE CHARTERED ACCOUNTANTS

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
Recoverability of the carrying value of inventory As at March 31, 2026, the carrying value of the inventory of real estate projects is Rs. 1,21,992.83 thousand The inventories are carried at the lower of cost and Net Realisable Value (NRV). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs. We identified the assessment of the carrying value of inventory as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.	As part of our audit procedures, our procedures included the following: • Obtained and read the Company's policies, processes and procedures in respect of inventories • Tested, on a sample basis, the Company's methodology applied in assessing the carrying value, including current market conditions, applied in assessing the net realizable value, launch of the project, development plan and future sales. • We obtained and tested the computation involved in the assessment of carrying value and the net realisable value on a test check basis • We enquired from the management regarding the project status and verified the underlying documents for related developments in respect of the project progress on test check basis.

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Emphasis of Matter paragraph

The Company has received assessment order/ show cause notices from the authorities disallowing certain expenses on the grounds that the same are not incurred for the purpose of business, with potential tax impact of Rs. 12,483.58 thousand for AY 2015-16, AY 2018-19 and AY 2021-22 to AY 2023-24. The Company is of the view that these expenses were incurred in the ordinary course of business towards its ongoing real estate development projects. The Company has filed appeal against such assessment orders and is reasonably confident of providing necessary supporting evidences to the authorise in support of allowance of such expenses.

Our conclusion is not modified in respect of this matter.

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

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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.

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- 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditors' 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 matter specified in paragraphs 3 & 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.

   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 is as stated in 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 matter to be included in the Auditors' Report under Section 197(16) of the Act;

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CHENNAI
BANGALORE
CHARTERED ACCOUNTANTS

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 year; accordingly, the provisions of Section 197 of the Act are 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 has disclosed the impact of pending litigations, which would impact its financial position in its financial statements.

ii. the Company did not have any long-term contracts, including derivative contracts, for which there was 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 (a) and (b) 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 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 neither declared not paid any dividend during the year 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

Place: Bengaluru
Date:11-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 26202626ELQJXP2521)

Annexure – A to the Independent Auditor's Report

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

1.

a.

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

ii. The Company has maintained proper records showing full particulars of Intangible assets.

b. These Property Plant and Equipment have been physically verified by the management at reasonable intervals having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

c. According to the information and explanation given to us and based on our examination of the records of the Company, the Company does not own any immovable properties. Accordingly, paragraph 3(i)(c) of the Order is not applicable.

d. According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not revalued either its property, plant and equipment or intangible assets or both during the year. Accordingly, paragraph 3(i)(d) of the Order is not applicable.

e. According to the information and explanations given to us and based on our examination of the records of the Company, there are no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder. Accordingly, paragraph 3(i)(e) of the Order is not applicable.

2.

a. The Company is engaged in business of real estate development and related services. Company holds inventory in the form of land, developed and underdeveloped properties. In our opinion and according to the information and explanations given to us, having regard to the nature of inventories, the procedures and frequency of the physical verification by way of title deeds, site visits by the management, certification of work completion, the verification of inventories are reasonable and adequate having regard to size of the company and nature of its business and on material discrepancies were noticed on physical verification.

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b. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, paragraph 3(ii)(b) of the Order is not applicable.

3. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made investments in, or provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to the companies, firms, limited liability partnerships or any other parties during the year. Accordingly, paragraph 3(iii) of the Order is not applicable.

4. According to the information and explanation given to us, the company has complied with requirements of section 185 and 186 in respect of loans, investments, guarantees or security made during the year.

5. The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 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 information and explanations given to us and on the basis of our examinations of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including, income-tax, Goods and Service Tax (GST) and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of employees' state insurance, duty of excise, provident fund, duty of customs, cess, value added tax, sales tax and service tax. 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.



a. 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, except stated below.

Name of the statute	**Nature of dues**	**Amount (Rs. in thousands)**	**Period to which the amount relates**	**Forum where dispute is pending**
Income-tax Act, 1961	Income Tax (arising on disallowance of professional expenses)	12,483.58	AY 22015-16, AY 2018-19 and AY 2021-22 to 2023-24	Commissioner of Income-tax (Appeals)

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 year.

9.

a. The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender
b. The Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority
c. Term loans were applied for the purpose of which the loans were obtained
d. On an overall examination of the financial statements of the company, no funds raised on a short-term basis have been used for long-term purposes by the company
e. According to the information and explanation given to us, the company does not have any subsidiaries and hence, reporting under clause 3(ix)(e) of the order is not applicable.
f. According to the information and explanation given to us, the company does not have any subsidiaries and hence, reporting under clause 3(ix)(f) 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 year.

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BANGALORE
CHARTERED ACCOUNTANTS

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, the Internal Audit does not apply to the Company for the year under review

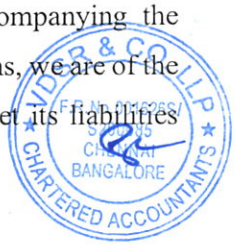
15. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Companies Act, 2013 are not applicable to the Company.

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 loss of Rs. 1,273.2/- (in thousands) in the current financial year and cash loss of Rs. 28,348/- (in thousands) in the immediately preceding financial year.

18. There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable

19. According to the information and explanations given to us and based on our examination of the records of the Company and on the basis of financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that there is no material uncertainty on the Company's capability to meet its liabilities



existing on 31 March 2026 as and when they fall due within a period of one year from the balance sheet date.

20.

a. There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.

b. In respect of ongoing projects, the Company has transferred unspent Corporate Social Responsibility (CSR) amount as at the end of the previous financial year, to a Special account within a period of 30 days from the end of the said financial year in compliance with the provision of section 135(6) of the Act.

21. In our opinion and according to the information and explanations given to us, the consolidated financial statements is not applicable to the Company. 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:11-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 26202626ELQJXP2521)

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

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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 controls 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:11-05-2026

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 26202626ELQJXP2521)

MS/ JAP

Purva Star Properties Private Limited

Financial Statements

Year ended 31 March 2026

Purva Star Properties Private Limited
CIN: U45201KA2007PTC042489

Balance Sheet as at March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	219.84	226.06
(b) Intangible assets	4	430.24	624.60
(c) Financial assets			
(i) Investments	5	1.31	0.31
(d) Deferred tax assets (net)	6	45,206.05	45,206.05
(e) Assets for current tax (net)	7	20,781.93	20,781.93
Total non-current assets		**66,639.37**	**66,838.95**
Current assets			
(a) Inventories	9	1,21,992.83	1,05,018.00
(b) Financial assets			
(i) Trade receivables	10	16,085.38	17,016.97
(ii) Cash and cash equivalents	11	1,235.42	4,776.94
(c) Other current assets	12	6,746.05	7,976.83
Total current assets		**1,46,059.68**	**1,34,788.74**
Total assets		**2,12,699.05**	**2,01,627.69**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	13	100.00	100.00
(b) Other equity	14	1,53,425.19	1,56,572.66
Total equity		**1,53,525.19**	**1,56,672.66**
LIABILITIES			
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	15	16,130.17	1,945.17
(ii) Trade payables	16		
A) total outstanding dues of micro enterprises and small enterprises		469.45	-
B) total outstanding dues of creditors other than micro enterprises and small enterprises		14,011.18	13,977.04
(b) Other current liabilities	17	28,563.06	29,032.82
Total current liabilities		**59,173.86**	**44,955.03**
Total equity and liabilities		**2,12,699.05**	**2,01,627.69**

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: 11.05.2026

For and on behalf of the Board of Directors of
Purva Star Properties Private Limited

Jasbir Ashish Puravankara
Director
DIN 01818184

Place: Bengaluru
Date: 11.05.2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 11.05.2026

Purva Star Properties Private Limited
CIN: U45201KA2007PTC042489
Statement of Profit and Loss for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	Note	March 31, 2026	March 31, 2025
Income			
Revenue from operations	18	700.00	1,794.00
Other income	19	2,074.84	24,920.14
Total		**2,774.84**	**26,714.14**
Expenses			
Material and contract cost	20	16,564.38	10,497.26
(Increase)/ decrease in inventory of work-in-progress	21	(16,974.83)	(2,671.77)
Finance costs	22	0.77	37,644.07
Depreciation and amortization expense	23	200.57	228.17
Other expenses	24	6,131.42	9,593.35
Total expenses		**5,922.31**	**55,291.08**
Profit before tax		**(3,147.47)**	**(28,576.94)**
Tax expense	8		
Current tax		-	-
Deferred tax		-	(7,192.24)
Total tax expense		-	**(7,192.24)**
Profit for the year		**(3,147.47)**	**(21,384.70)**
Other comprehensive income ('OCI')			
Items that reclassified to profit or loss		-	-
Items that will not be reclassified to profit or loss		-	-
Total other comprehensive income		-	-
Total comprehensive income for the year (comprising profit and OCI)		**(3,147.47)**	**(21,384.70)**
Earnings per equity share ('EPS')			
(Nominal value per equity share ₹ 10 (March 31, 2025 - ₹10)			
Basic (₹)		(314.75)	(2,138.47)
Diluted (₹)		(314.75)	(2,138.47)
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: 11.05.2026

For and on behalf of the Board of Directors of
Purva Star Properties Private Limited

Jasbir Ashish Puravankara
Director
DIN 01918184

Place: Bengaluru
Date: 11.05.2026

Mahanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 11.05.2026

Purva Star Properties Private Limited
Standalone Statement of cash flow for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	March 31, 2026	March 31, 2025
A. Cash flow from operating activities		
Profit before tax and prior period items	**(3,147.47)**	**(28,576.94)**
Adjustments for:		
Depreciation and amortization	200.57	228.17
Liabilities no longer required written-back	(2,074.84)	-
Finance cost	0.77	37,644.07
Interest income	-	(22,706.33)
Operating profit before working capital changes	**(5,020.97)**	**(13,411.03)**
Movements in working capital :		
(Increase)/Decrease in trade receivables	931.59	1,878.60
(Increase)/Decrease in loans and advances and other current assets	1,230.78	678.94
(Increase)/Decrease in properties under development	(16,974.83)	(2,671.77)
Increase/(Decrease) in current liabilities and provisions	2,108.68	(12,735.72)
Cash received from operations	**(17,724.75)**	**(26,260.98)**
Direct taxes paid (net)	-	4,950.90
Net cash from operating activities	**(17,724.75)**	**(21,310.08)**
B. Cash flows from investing activities		
Redemption of investments made in equity shares of fellow subsidiaries	(1.00)	0.10
Loans repaid by Holding Company (net)	-	3,53,981.34
Proceeds from Maturity of bank deposits	-	11,400.00
Interest received	-	22,706.33
Net cash (used in) investing activities	**(1.00)**	**3,88,087.77**
C. Cash flows from financing activities		
Repayments of term loans	-	(3,50,000.00)
Loan taken from related party	14,185.00	13,445.17
Proceeds from related party loans	-	(11,500.00)
Interest paid	(0.77)	(24,633.07)
Net cash generated from/(used in) financing activities	**14,184.23**	**(3,72,687.90)**
Net increase/(decrease) in cash and cash equivalents (A + B + C)	**(3,541.52)**	**(5,910.21)**
Cash and cash equivalents at the beginning of the year	**4,776.94**	**10,687.15**
Cash and cash equivalents at the end of the year	**1,235.42**	**4,776.94**
Components of cash and cash equivalents		
Cash and bank balances (as per note 11 to the financial statements)	1,235.42	4,776.94
Less: Bank deposits and margin monies considered separately	-	-
	1,235.42	**4,776.94**

The accompanying notes from an integral part of financial statements.

As per our report of even date attached

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: 11.05.2026

For and on behalf of the Board of Directors of
Purva Star Properties Private Limited

Jasbir Ashish Puravankara
Director
DIN 01918184

Place: Bengaluru
Date: 11.05.2026

Mallama Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 11.05.2026

Purva Star Properties Private Limited
Statement of changes in equity for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

A. Equity share capital

Particulars	As at April 1, 2024	Movement during 2024-25	As at March 31, 2025	Movement during 2025-26	As at March 31, 2026
10,000 Equity shares of face value of ₹ 10 each fully paid	100.00	-	100.00	-	100.00
	100.00	**-**	**100.00**	**-**	**100.00**

B. Other equity

Particulars	Reserves and surplus	
	Retained Earnings	Total
Balance as at April 1, 2024	1,77,957.36	1,77,957.36
Profit for the year	(21,384.70)	(21,384.70)
Other Comprehensive Income	-	-
Total comprehensive income for the year	**1,56,572.66**	**1,56,572.66**
Dividends	-	-
Balance as at March 31, 2025	**1,56,572.66**	**1,56,572.66**
Profit for the year	(3,147.47)	(3,147.47)
Other Comprehensive Income	-	-
Total comprehensive income for the year	**1,53,425.19**	**1,53,425.19**
Dividends (including tax on dividend)	-	-
Balance as at March 31, 2026	**1,53,425.19**	**1,53,425.19**

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

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

Venkatesh Kamath S V
Partner
Membership No: 202626

Place: Bengaluru
Date: 11.05.2026

For and on behalf of the Board of Directors of
Purva Star Properties Private Limited

Jasbir Ashish Puravankara
Director
DIN 01918184

Place: Bengaluru
Date: 11.05.2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 11.05.2026

PURVA STAR PROPERTIES PVT. LTD.

1. Corporate information

Purva Star Properties Private Limited (the 'Company') was incorporated on April 13, 2007 under the provisions of the Companies Act applicable in India. The registered office is located at 130/1, ULSOOR ROAD, Bangalore, BANGALORE, Karnataka, India, 560042. 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 11th May 2026.

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') notified under the Companies (Indian Accounting Standards) Rules, 2015 with effect from April 1, 2016. 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 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/inventoried 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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(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) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

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

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

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress. Capital work in progress is stated at cost, net of accumulated impairment loss, if any.

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(g) Depreciation and amortization on property, plant and equipment and investment property.

Depreciation and amortization is calculated on straight line method using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon:

Category of Asset	Useful lives (in years)	Useful lives as per Schedule II (in years)
Furniture and fixtures	10	10
Plant, machinery and equipment's - Other plant, machinery and equipment's	12	15
Computer equipment - Servers and networking equipment - End user devices	 6 3	 6 3
Office equipment	5	5
Intangible assets	6	6

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

(h) 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 recognized at the point in time, when the control of the asset is transferred to the customer.

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

The performance obligation in relation to real estate development is satisfied upon complication 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.

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.

(i) 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.

(j) 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.

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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.

If the Company has a contract that is onerous. the present obligation under the contract is recognized and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognizes any impairment loss that has occurred on assets dedicated to that contract.

(m) 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.

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.

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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.

(n) 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.

(o) 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.

(p) Rounding off amounts

The amounts are rounded off to nearest thousands Indian rupees.

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PURVA STAR PROPERTIES PVT. LTD.

Purva Star Properties Private Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

3 Property, plant and equipment

Particulars	Plant and machinery	Office equipments	Computer equipments- end user devices	Furniture and fixtures	Total
Gross carrying amount at cost					
At April 1, 2024	9.50	3,904.91	28.50	421.52	4,364.43
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
At March 31, 2025	**9.50**	**3,904.91**	**28.50**	**421.52**	**4,364.43**
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
At March 31, 2026	**9.50**	**3,904.91**	**28.50**	**421.52**	**4,364.43**
Accumulated depreciation					
At April 1, 2024	4.54	3,692.58	27.08	380.34	4,104.55
Charge for the year	0.64	17.08	-	16.10	33.82
Adjustments for disposals	-	-	-	-	-
At March 31, 2025	**5.18**	**3,709.66**	**27.08**	**396.44**	**4,138.37**
Charge for the year	0.64	-	-	5.57	6.22
Adjustments for disposals	-	-	-	-	-
At March 31, 2026	**5.82**	**3,709.66**	**27.08**	**402.01**	**4,144.59**
Net block					
At March 31, 2025	**4.32**	**195.24**	**1.42**	**25.08**	**226.06**
At March 31, 2026	**3.68**	**195.24**	**1.42**	**19.51**	**219.84**

Notes:

a. Deemed carrying cost

For property, plant and equipment existing as on the date of transition to Ind AS, i.e., April 1, 2015, the Company has used previous GAAP carrying value as deemed costs.

Notes:

a. Capitalized borrowing cost

There are no borrowing costs capitalized during the year ended March 31, 2026 and March 31, 2025.

b. Property, plant and equipment pledged as security

No assets has been pledged

4 Intangible assets

Particulars	Computer software	Total
Gross carrying amount at cost		
At April 1, 2024	1,166.12	1,166.12
Additions	-	-
Disposals	-	-
At March 31, 2025	**1,166.12**	**1,166.12**
Additions	-	-
Disposals	-	-
At March 31, 2026	**1,166.12**	**1,166.12**
Accumulated amortization		
At April 1, 2024	347.17	347.17
Charge for the year	194.35	194.35
Disposals	-	-
At March 31, 2025	**541.52**	**541.52**
Charge for the year	194.35	194.35
Disposals	-	-
At March 31, 2026	**735.88**	**735.88**
Net block		
At March 31, 2025	**624.60**	**624.60**
At March 31, 2026	**430.24**	**430.24**

5 Non-current investments

Non-current investments - valued at cost unless stated otherwise		
Investment in fellow subsidiaries (fully paid-up)		
PPL Hebbal Developers Private Limited One equity share (March 31, 2025 - One equity share) of Rs. 100 each	0.10	0.10
Purva Blue Agate Private Limited One equity share (March 31, 2025 - One equity share) of Rs. 100 each	0.10	0.10
Purva Shelters Private Limited One equity share (March 31, 2025 - One equity share) of Rs. 100 each	0.10	0.10
Purva Blue Dwelling Private Limited One equity share (March 31, 2025 - One equity share) of Rs. 100 each	0.01	0.01
Pune BLR 99 Developers LLP Ten equity share (March 31, 2025 - nil) of Rs. 100 each	1.00	-
	1.31	**0.31**

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PURVA STAR PROPERTIES PVT. LTD.

	March 31, 2026	March 31, 2025
6 Deferred tax assets (net)		
Deferred tax asset arising on account of :		
Fixed assets: Impact of difference between tax depreciation and depreciation/ amortization charged for the financial reporting	146.97	146.97
Impact of financial assets and liabilities carried at amortized cost & Impact of Ind AS 115, carry forward losses	45,059.08	45,059.08
	45,206.05	**45,206.05**
7 Assets for current tax (net)		
Advance income tax (net of provision for taxation)	20,781.93	20,781.93
	20,781.93	**20,781.93**
8 Income tax		
The major components of income tax expense for the years ended March 31, 2026 and March 31, 2025 are:		
Statemement of profit and loss:		
Profit or loss section:		
Current tax:		
Current income tax charge	-	-
Excess/short tax of earlier years	-	-
Deferred tax:		
Relating to origination/ reversal of temporary differences	-	(7,192.24)
Income tax expense reported in the statement of profit and loss	**-**	**(7,192.24)**
Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit before income tax	**(3,147.47)**	**(28,576.94)**
Effective tax rate in India	25.168%	25.168%
Expected tax expense	-	(7,192.24)
Effect of tax rate change and non deductible expenses	-	-
Income tax expense	**-**	**(7,192.24)**
9 Inventories (valued at lower of cost and net realisable value)		
Raw materials, components and stores	815.70	815.70
Work-in-progress	1,05,435.51	88,460.68
Stock of flats	15,741.62	15,741.62
	1,21,992.83	**1,05,018.00**
10 Trade receivables		
Unsecured, considered good		
Dues from related parties	1,030.20	-
Dues from others	15,055.18	17,016.97
	16,085.38	**17,016.97**

Trade receivables Ageing Schedule

As at March 31, 2026	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	1,030.20	-	-	-	15,055.18	16,085.38
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
Total	**1,030.20**	**-**	**-**	**-**	**15,055.18**	**16,085.38**

As at March 31, 2025	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 months to 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables considered good	83.57	2.11	-	-	16,931.28	17,016.97
Undisputed Trade Receivables which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade receivable credit impaired	-	-	-	-	-	-
Disputed Trade receivables considered good	-	-	-	-	-	-
Disputed Trade receivables which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade receivables credit impaired	-	-	-	-	-	-
Total	**83.57**	**2.11**	**0.00**	**0.00**	**16,931.28**	**17,016.97**

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PURVA STAR PROPERTIES PVT. LTD.

Purva Star Properties Private Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	March 31, 2026	March 31, 2025
11 Cash and cash equivalents		
Balances with banks		
In current accounts	1,235.42	4,776.94
	1,235.42	**4,776.94**
12 Other assets		
Current		
Advances to suppliers	551.92	553.28
Advances for land contracts	-	1,030.20
Duties and taxes recoverable	6,191.75	6,390.97
Recoverable towards society maintenance	2.38	2.38
	6,746.05	**7,976.83**
13 Equity share capital		
Authorized shares		
1,00,000 (March 31, 2025- 1,00,000) equity shares of ₹ 10 each	1,000.00	1,000.00
Issued, subscribed and fully paid-up shares		
10,000 (March 31, 2025- 10,000) equity shares of ₹ 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	Amount	Number	Amount
Balance at the beginning of the year	10,000.00	100.00	10,000.00	100.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	**10,000.00**	**100.00**	**10,000.00**	**100.00**

b. Terms/rights attached to equity shares

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

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

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

	March 31, 2026		March 31, 2025	
	No of shares	% holding in the class	No of shares	% holding in the class
Equity shares of ₹ 10 each fully paid-up				
Puravankara Limited	10,000.00	100.00%	10,000.00	100.00%

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

d Shares held by promoters

As at March 31, 2026

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Transferred during the year	No. of shares at the end of the year	% of total shares	% change during the year
Puravankara Limited	Equity shares of ₹10 each	10,000.00	-	10,000.00	100%	0%

As at March 31, 2025

Promoter Name	Class of equity shares	No. of shares at the beginning of the year	Transferred during the year	No. of shares at the end of the year	% of total shares	% change during the year
Puravankara Limited	Equity shares of ₹10 each	10,000.00	-	10,000.00	100%	0%

e Shares held by holding/ultimate holding and/or their subsidiaries/associates

Puravankara Limited - Holding Company	
10,000 equity shares of Rs. 10 each	**100.00**

f. During the five years immediately preceding the reporting date, the Company has not:

- Allotted any shares as fully paid-up pursuant to contracts without payment being received in cash;
- Allotted any shares as fully paid-up by way of bonus shares; or
- Bought back any shares

g. Calls unpaid by directors and officers as at reporting date - nil

h. Forfeited shares as at reporting date - nil

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PURVA STAR PROPERTIES PVT. LTD.

Purva Star Properties Private Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

	March 31, 2026	March 31, 2025
14 Other equity		
Retained earnings		
Balance at the beginning of the year	1,56,572.66	1,77,957.36
Total comprehensive income for the year	(3,147.47)	(21,384.70)
Balance at the end of the year	1,53,425.19	1,56,572.66
Total other equity	**1,53,425.19**	**1,56,572.66**
15 Borrowings		
Current		
Unsecured		
Loans from Related Party	16,130.17	1,945.17
	16,130.17	**1,945.17**

Note : Details of nature of security, guarantees given by directors and repayment terms of borrowings

Category of loan	March 31, 2026	March 31, 2025	Effective interest rate	Maturity	Repayment details	Nature of security
Loans from Related Party	16,130.17	1,945.17	0%	-	Repayable on demand	-

	March 31, 2026	March 31, 2025
16 Trade payables		
Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	469.45	-
- Total outstanding dues of creditors other than micro and small enterprises	8,948.06	10,714.11
Due to related party	5,063.12	3,262.93
	14,480.63	**13,977.04**

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.

		469.45	
i.	The principal amount remaining unpaid	-	-
ii.	Interest due thereon remaining unpaid	-	-
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 th	-	-
v.	The amount of interest accrued during the year and remaining unpaid.	-	-
vi.	The amount of further interest remaining due and payable for earlier years	-	-

Trade payables Ageing Schedule

As at March 31, 2026	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises					-
Total outstanding dues of creditors other than micro enterprises and small enterprises	6,394.23	2,996.40	812.58	4,277.42	14,480.63
Disputed dues of micro enterprises and small enterprises					-
Disputed dues of creditors other than micro enterprises and small enterprises					-
Total	**6,394.23**	**2,996.40**	**812.58**	**4,277.42**	**14,480.63**

As at March 31, 2025	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises					-
Total outstanding dues of creditors other than micro enterprises and small enterprises	5,268.12	1,057.26	5,676.55	1,975.11	13,977.04
Disputed dues of micro enterprises and small enterprises					-
Disputed dues of creditors other than micro enterprises and small enterprises					-
Total	**5,268.12**	**1,057.26**	**5,676.55**	**1,975.11**	**13,977.04**

	March 31, 2026	March 31, 2025
17 Other current liabilities		
Deferred revenue	28,109.58	28,109.58
Statutory dues payable	430.95	100.02
Liability towards Corporate Social Responsibility	0.38	804.04
Other payables	22.15	19.18
	28,563.06	**29,032.82**

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PURVA STAR PROPERTIES PVT. LTD.

Purva Star Properties Private Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

		March 31, 2026	March 31, 2025
18 Revenue from operations			
Revenue from operations			
Income from Sale of properties		-	-
	(A)	-	-
Other operating revenues			
Others		700.00	1,794.00
	(B)	**700.00**	**1,794.00**
	(A)+(B)	**700.00**	**1,794.00**
19 Other income			
Interest income on:			
Fixed deposits		-	573.70
Loan to holding company		-	22,132.63
from customers		-	180.73
Income tax refund		-	321.41
Others		-	5.50
Provision no longer required		2,074.84	1,706.17
		2,074.84	**24,920.14**
20 Material and contract cost			
Material and contract costs		16,564.38	10,497.26
		16,564.38	**10,497.26**
21 (Increase)/ decrease in inventory of stock of flats, land stock and work-in-progress			
Inventory at the beginning of the year			
Land stock		-	85,788.91
Work-in-progress		88,460.68	-
Stock of flats		15,741.62	15,741.62
Inventory at the end of the year			
Land stock		-	-
Work-in-progress		1,05,435.51	88,460.68
Stock of flats		15,741.62	15,741.62
		(16,974.83)	**(2,671.77)**
22 Finance costs			
Interest			
- Term loans		-	24,323.32
Loan Processing charges		-	13,319.90
Bank charges		0.77	0.85
		0.77	**37,644.07**
23 Depreciation and amortization expense			
Depreciation of property, plant and equipment (refer note 3)		6.22	33.82
Amortization of intangible assets (refer note 4)		194.35	194.35
		200.57	**228.17**
24 Other expenses			
Travel and conveyance		0.39	2.13
Repairs and maintenance		407.73	275.06
Power and Fuel		52.13	44.76
Insurance		2.11	2.12
Legal and professional *		3,215.13	4,247.43
Rates and taxes		1,089.78	4,280.10
Security		950.07	-
Advertising and sales promotion		414.17	664.69
Compensation paid to customers		-	77.06
Miscellaneous expenses		(0.09)	-
		6,131.42	**9,593.35**
*** Payment to auditor [included in legal and professional charges]**			
As auditor:			
Audit fee		100.00	100.00
		100.00	**100.00**

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BANGALORE
CHARTERED ACCOUNTANTS

PURVA STAR PROPERTIES PVT. LTD.

Details of CSR expenditure:

	March 31, 2026	March 31, 2025
(a) Gross amount required to be spent during the year	-	-
(b) Amount approved by the Board to be spent during the year	-	-

(c) Amount spent during the year ending on March 31, 2026

	Amount spent	Amount yet to be spent	Total
(i) Construction/acquisition of any asset	-	-	-
(ii) On purposes other than (i) above	-	-	-
	-	-	-

(d) Amount spent during the year ending on March 31, 2025

	Amount spent	Amount yet to be spent/(excess spent)	Total
(i) Construction/acquisition of any asset	-	-	-
(ii) On purposes other than (i) above	-	-	-
	-	-	-

(e) Details related to spent / unspent obligations:

	March 31, 2026	March 31, 2025
(i) Contribution to Public Trust	-	-
(ii) Contribution to Charitable Trust	-	-
(iii) Spent on identified projects	-	-
(iv) Unspent money in relation to :		
Ongoing project	-	-
Other than ongoing project	-	-
	-	-

(f) Details of ongoing project:

Opening Balance		Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company	In Separate CSR Unspent A/c		From Company's bank A/c	From Separate CSR Unspent A/c	With Company	In Separate CSR Unspent A/c
-	803.27	-	-	803.27	-	-

Notes:
a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Act, in compliance with second proviso to sub section 5 of section 135 of the Act.

b) All amounts that are unspent under section (5) of section 135 of the Act, pursuant to any ongoing project, has been transferred to special account in compliance of with provisions of sub section (6) of section 135 of the Act.

25 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 Company does not have financial assets and liabilities measured at fair value.

The management assessed that the carrying values of cash and cash equivalents, trade receivables, loans, trade payables, borrowings and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities or because they are assets/ liabilities carried at amortised cost and their amortised cost approximates their fair values.

Break up of financial assets carried at amortized cost	Notes	March 31, 2026	March 31, 2025
Inventories	9	1,21,992.83	1,05,018.00
Trade receivables	10	16,085.38	17,016.97
Cash and cash equivalents	11	1,235.42	4,776.94
		1,39,313.63	**1,26,811.91**

Break up of financial liabilities carried at amortized cost	Notes		
Borrowings	15	16,130.17	1,945.17
Trade payable	16	14,480.63	13,977.04
		30,610.80	**15,922.21**

26 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 loans, trade receivables, cash and bank balances and other 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 may arise on outstanding financial instruments if a counterparty default on its obligations. Credit risk arises from cash and cash equivalents, trade receivables and deposits with banks and financial institutions.
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.

With respect to trade receivables/ unbilled revenue, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss.
Expected credit loss for trade receivables under simplified approach

Trade receivables are secured in a form that registration of sold residential/commercial units is not processed till the time the Company does not receive the entire payment. Hence, as the Company does not have significant credit risk, it does not present the information related to ageing pattern. The company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated.
During the periods presented, the Company made no write-offs of trade receivables.

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 and other bank balances is as below:

	March 31, 2026	March 31, 2025
Cash and cash equivalents	1,235.42	4,776.94
	1,235.42	**4,776.94**

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PURVA STAR PROPERTIES PVT. LTD.

Maturities of financial liabilities

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

March 31, 2026	On demand	up to 4 year	> 4 years	Total
Financial liabilities - current				
Borrowings	16,130.17	-	-	16,130.17
Trade payables	-	14,011.18	-	14,011.18
TOTAL	**16,130.17**	**14,011.18**	**-**	**30,141.35**

March 31, 2025	On demand	up to 4 year	> 4 years	Total
Financial liabilities - current				
Borrowings	1,945.17	-	-	1,945.17
Trade payables	-	13,977.04	-	13,977.04
TOTAL	**1,945.17**	**13,977.04**	**-**	**15,922.21**

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, 2026 and 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.

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the entity's profit before tax is due to changes in the fair value of financial assets and liabilities.

Particulars	March 31, 2026	March 31, 2025
Interest rates – increase by 50 basis points (50 bps)	-	847.34
Interest rates – decrease by 50 basis points (50 bps)	-	(847.34)

27 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 long term borrowings, short term borrowings, current maturities of long term borrowings less cash and cash equivalents and other bank balances. Total equity comprises equity share capital and other equity.

Particulars	March 31, 2026	March 31, 2025
Borrowings	16,130.17	1,945.17
Less: Cash and cash equivalents	(1,235.42)	(4,776.94)
Net debt	14,894.75	(2,831.77)
Total equity	1,53,525.19	1,56,672.66
Gearing ratio	0.097	(0.018)

In order to achieve the objective of maximize shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous year.

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PURVA STAR PROPERTIES PVT. LTD.

Purva Star Properties Private Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2026
(All amounts in Indian ₹ Thousands, unless otherwise stated)

28 Financial Ratios

a **Ratio** Current ratio
Numerator Current Assets
Denominator Current Liabilities

Ratios/Measures	March 31, 2026	March 31, 2025
Current Assets (A)	1,46,059.68	1,34,788.74
Current Liabilities (B)	59,173.86	44,955.03
Current Ratio (C) = (A) / (B)	**2.5**	**3.0**
% of change from previous year	**-17.68%**	

The ratio has changed mainly due to decrease in current liabilities in the current year compared to the previous year.

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

Ratios/Measures	March 31, 2026	March 31, 2025
Total Debt (A)	16,130.17	1,945.17
Shareholder's Equity (B)	1,53,525.19	1,56,672.66
Debt Equity ratio (C) = (A) / (B)	**0.11**	**0.01**
% of change from previous year	**746.24%**	

The ratio has changed mainly due to increase in borrowings in the current year compared to the previous year.

c **Ratio** Debt Service Coverage ratio
Numerator Earnings available for debt service
Denominator Debt service

Ratios/Measures	March 31, 2026	March 31, 2025
Profit (Loss) after tax (A)	(3,147.47)	(21,384.70)
Add: Non cash operating expenses and finance cost		
Depreciation expense (B)	200.57	228.17
Finance costs (C)	-	24,323.32
Earnings available for debt services (D) = (A)+(B)+(C)	**(2,946.90)**	**3,166.79**
Finance costs (E)	-	24,323.32
Repayment of borrowings (F)	-	-
Payment of principal portion of lease liabilities (G)	-	-
Debt service (H) = (E) + (F) + (G)	-	24,323.32
Debt service coverage ratio (I) = (D) / (H)	**-**	**0.13**
% of change from previous year	**-100.00%**	

The ratio has changed mainly due to the closure of interest-bearing borrowings during the current year.

d **Ratio** Return on equity ratio
Numerator Profit after tax
Denominator Average shareholders' equity

Ratios/Measures	March 31, 2026	March 31, 2025
Profit (Loss) after tax (A)	(3,147.47)	(21,384.70)
Closing Shareholders Equity (B)	1,53,525.19	1,56,672.66
Average shareholder's equity [(Opening + Closing)/2] C	1,55,098.93	1,67,365.00
Return on equity ratio (D) = (A) / (C)	**-0.02**	**-0.13**
% of change from previous year	**-84.12%**	

The ratio has changed mainly due to a lower loss incurred during the current year compared to the previous year.

e **Ratio** Inventory Turnover ratio
Numerator Cost of goods sold
Denominator Average Inventory

Ratios/Measures	March 31, 2026	March 31, 2025
Cost of goods sold (A)	(410.45)	7,825.49
Closing Inventory (B)	1,21,992.83	1,05,018.00
Average Inventory [(opening + closing) /2] (B)	1,13,505.42	1,03,682.12
Inventory Turnover ratio (C) = (A) / (B)	**-0.00**	**0.08**
% of change from previous year	**-104.79%**	

The ratio has changed mainly due to increase in inventory and decrease in cost of goods sold in the current year compared to the previous year.





f **Ratio** Trade receivables turnover ratio
Numerator Revenue from operations
Denominator Average trade receivables

Ratios/Measures	March 31, 2026	March 31, 2025
Revenue from operations (A)	700.00	1,794.00
Closing trade receivables (B)	16,085.38	17,016.97
Average Trade Receivables [(opening + closing) /2] (B)	16,551.18	17,956.28
Trade receivables turnover ratio (C) = (A) / (B)	**0.04**	**0.10**
% of change from previous year	**-57.67%**	

The ratio has changed mainly due to decrease in revenue from operations for the current year.

g **Ratio** Trade payable turnover ratio
Numerator Total purchases
(Sub-contractor cost, Cost of materials consumed and Other expenses)
Denominator Average trade payables

Ratios/Measures	March 31, 2026	March 31, 2025
Total purchases (A)	22,695.80	20,090.61
Closing trade payables (B)	14,011.18	13,977.04
Average Trade Payables [(opening + closing) /2] (B)	13,994.11	15,155.35
Trade payables turnover ratio (C) = (A) / (B)	**1.62**	**1.33**
% of change from previous year	**22.34%**	

h **Ratio** Net capital turnover ratio
Numerator Revenue from operations
Denominator Working capital (Current Assets - Current Liabilities)

Ratios/Measures	March 31, 2026	March 31, 2025
Revenue from operations (A)	700.00	1,794.00
Working Capital (B)	86,885.82	89,833.71
Net capital turnover ratio (C) = (A) / (B)	0.01	0.02
% of change from previous year	**-59.66%**	

The ratio has changed mainly due to decrease in revenue for the current year.

i **Ratio** Net profit ratio
Numerator Profit after tax
Denominator Revenue from operations

Ratios/Measures	March 31, 2026	March 31, 2025
Profit (Loss) after tax (A)	(3,147.47)	(21,384.70)
Revenue from operations (B)	700.00	1,794.00
Net profit ratio (C) = (A) / (B)	(4.50)	(11.92)
% of change from previous year	**-62.28%**	

The ratio has changed mainly due to decrease in profit and revenue from operations for the current year.

j **Ratio** Return on capital employed
Numerator Earning before interest and taxes
Denominator Capital Employed (Total equity, Total borrowings and Total lease liabilities

Ratios/Measures	March 31, 2026	March 31, 2025
Profit (Loss) after tax (A)	(3,147.47)	(21,384.70)
Adjustments:-		
Add: Total tax expenses (B)	-	(7,192.24)
Add: Finance cost (C) (net of inventorisation)	-	24,323.32
Earnings before interest and tax (D) = (A) + (B) + (C)	**(3,147.47)**	**(4,253.62)**
Total Equity (E')	1,53,525.19	1,56,672.66
Total borrowings (F)	16,130.17	1,945.17
Capital Employed (G) = (E) + (F)	**1,69,655.36**	**1,58,617.83**
Return on capital employed (G) = (D) / (G)	(0.02)	(0.03)
% of change from previous year	**-30.82%**	

Note:
Return on investment is not applicable to the Company

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PURVA STAR PROPERTIES PVT. LTD.

29 Revenue from contracts with customers:

29.1 Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

	March 31, 2026	March 31, 2025
Timing of transfer of goods or services		
Revenue from goods or services transferred to customers at a point in time	-	-
Revenue from goods or services transferred over time	-	-
	-	-

29.2 Contract balances and performance obligations

Trade receivables	16,085	17,017
Contract liabilities *	28,110	28,110

* Contract liabilities represent amounts collected from customers based on contractual milestones and liability under joint development agreements entered into with landlords pursuant to agreements executed with such customers/ landlords for construction and sale of residential units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the entity transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential units as per the terms of the agreements executed with customers and the applicable laws and regulations.

Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	-	-
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	Nil	Nil
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	28,109.58	28,109.58

** The entity expects to satisfy the said performance obligations as explained in note 2.2(k) when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at March 31, 2026.

29.3 Assets recognised from the costs to obtain or fulfil a contract with a customer

Inventories		
- Stock of flats	15,741.62	15,741.62
Prepaid expenses (represents brokerage costs pertaining to sale of residential units)	-	-

30 Other Statutory Information

a i. Details Of Utilisation Of Borrowings
The loans were applied for the purpose for which such loans were obtained. Also, the Company has not defaulted in repayment of the above loans and interest thereon.

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 Intangible Assets Under Development	Nil	Nil
vi. Completion Schedule Of Capital Work-In-Progress Which Is Overdue Or Has Exceeded The Cost	Nil	Nil

b Details Of Benami Property Held
There are no proceedings that have been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibitions) Act, 1988.

c Details Of Security Of Current Assets Against Borrowings — Nil — Nil

d Wilful Defaulter
The Company has not been declared as wilful defaulter by any bank or financial institution or any other lender.

e Relationship With Struck Off Companies
There are no transactions with companies struck off under Section 248 of Companies Act, 2013 or Section 560 of the Companies Act, 1956.

f Details Of Charges Or Satisfaction Yet To Be Registered With Registrar Of Companies
There are no charges and satisfaction yet to be registered with the Registrar of Companies beyond the statutory period as on 31.03.2026.

g 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.

h Compliance With Approved Scheme(S) Or Arrangements
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.

i 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.

j 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.





31 Related party transactions

i. Holding Company

Puravankara Limited

ii. Key management personnel

Names	Designation
Mr. D.S.Patil	Director (until February 17, 2026)
Mr. Mallanna Sasalu	Additional Director (w.e.f. February 17, 2026)
Ms. Jasbir Ashish Puravankara	Director

iii. Fellow Subsidiaries/Associate entities:

Purva Oak Private Limited
PPL Hebbal Developers Private Limited
Purva Blue Agate Private limited
Purva Shelters Private Limited
Purva Blue Dwelling Private Limited
Pune BLR 99 Developers LLP
Provident Housing Limited

iv. Balances with related parties at the year end are as follows:

Nature of transaction	Holding Company		Other related parties	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Loans taken from				
Puravankara Limited	16,130.17	1,945.17	-	-
Dues from				
Provident Housing Limited	-	-	1,030.20	-
Dues to				
Puravankara Limited	3,063.12	1,262.93	-	-
Purva Oak Private Limited	-	-	2,000.00	2,000.00

v. The transactions with related parties for the year are as follows

Nature of transaction	Holding Company		Other related parties	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Interest income on loan				
Puravankara Limited	-	22,132.63	-	-
Loans repaid by				
Puravankara Limited	-	3,53,981.31	-	-
Loan taken from				
Puravankara Limited	14,185.00	13,445.17	-	-
Loan repaid to				
Puravankara Limited	-	11,500.00	-	-
Reimbursement of expenses to				
Puravankara Limited	1,476.01	999.13	-	-
Management charges				
Purva Oak Private Limited	-	-	-	2,000.00
Guarantees taken from related party closed during the year				
Puravankara Limited	-	3,50,000.00	-	-

32 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		
- Income tax	12,483.58	18,450.73
v. Capital commitment	Nil	Nil
vi. Donation to political parties	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.

Note: The Company does not expect any reimbursement in respect of the above contingent liabilities and it is not practicable to estimate the timing of the cash outflows, if any, in respect of aforesaid matters and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

33 Unhedged foreign currency exposure	**March 31, 2026**	**March 31, 2025**
	Nil	Nil

The Company has not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year.

34 Segmental information

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.

VDSR & CO. LLP CHENNAI BANGALORE CHARTERED ACCOUNTANTS

PURVA STAR PROPERTIES PVT. LTD.

35 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.

36 A search under section 132 of the Income Tax Act ('the Act') was conducted in October 2023 in case of the Company, certain group companies and its promoters. Pursuant to the proceedings of the Income tax authorities ('the authorities'), requisite information was provided by the Company to the authorities.

The Company has received assessment orders from the authorities disallowing certain expenses on the grounds that the same are not incurred for the purpose of business, with potential tax impact of Rs.12,483.58 thousands for AY 2016-17, AY 2019-20 and AY 2021-22 to AY 2024-25. The Company is of the view that these expenses have been incurred in the ordinary course of business towards its ongoing real estate development project. The Company has filed appeal against such assessment orders and is reasonably confident of providing necessary supporting evidences to the authorities in support of allowance of such expenses.

Pending resolution of the aforesaid legal proceedings, no provision has been made towards the consequential impact arising from such assessment orders in the accompanying financial statements, based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

37 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.

38 The figures of previous year have been regrouped/reclassified, where necessary, to conform to this 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: 11.05.2026

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

For and on behalf of the Board of Directors of
Purva Star Properties Private Limited

Jasbir Ashish Puravankara
Director
DIN 01918184

Place: Bengaluru
Date: 11.05.2026

Mallanna Sasalu
Additional Director
DIN 06532761

Place: Bengaluru
Date: 11.05.2026

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