

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

02.09.2025

To,
The General Manager – DCS
Listing Operations-Corporate Services Dept.
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400001

Scrip Code: 974848
ISIN: INE0PO508018

Dear Sir/ Madam,

Sub: Notice of Annual General Meeting and Annual Report of the Company for the Financial Year 2024-25.

Ref: Regulation 50(2) and 53(2) of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015.

We write to inform that pursuant to Regulation 50(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, the 10th Annual General Meeting (AGM) of the Company is scheduled to be held on Thursday, September 25, 2025 at 3:00 p.m. We are enclosing herewith the notice of the 10th AGM for the financial year 2024-25.

We write to further inform you that pursuant to the Regulation 53 (2) of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015, please find enclosed herewith a copy of the Annual Report for the financial year ended March 31, 2025.

A copy of the Notice of 10th AGM and the Annual Report is also available on the website of the Company at <https://www.puravankara.com/varishtha/>

This is for your information and records.

Thank you,
Yours sincerely,

For Varishtha Property Developers Private Limited

Preetha M K
Company Secretary and Compliance Officer
M. No.: A69255

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

NOTICE OF THE 10th ANNUAL GENERAL MEETING

Notice is hereby given that the Tenth Annual General Meeting of the Members **VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED** will be held on Thursday, September 25, 2025, at 03:00 PM (IST) at 130/1 Ulsoor Road, Bangalore – 560042, Karnataka, India to transact the following business:

ORDINARY BUSINESS:

Item No. 1 – To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2025, together with the Reports of the Board of Directors and Auditors thereon:

To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2025, and the reports of the Board of Directors and Auditors thereon.

Item No. 2 – To appoint a Director in place of Mr. Ashish Ravi Puravankara, Director (DIN: 00504524), who retires by rotation in terms of Section 152(6) of the Companies Act, 2013 and being eligible, offers himself for re-appointment.

To appoint a director in place of Mr. Ashish Ravi Puravankara (DIN: 00504524) who retires by rotation in terms of Section 152(6) of the Companies Act, 2013 and being, eligible offers himself for re-appointment.

**By Order of the Board of Directors
For Varishtha Property Developers Private Limited**

Sd/-

**Place: Bengaluru
Date: August 01, 2025**

**DS Patil
Director
DIN: 01599400**

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

Notes:

1. A Member entitled to attend and vote at the Meeting is entitled to appoint a Proxy to attend and, on a poll, to vote instead of himself/herself and such Proxy need not be a Member of the Company.
2. Proxies, in order to be effective, must be received in the enclosed Proxy Form at the Registered Office of the Company not less than forty-eight hours before the time fixed for the Meeting.
3. Members/Proxies are requested to kindly take note that Attendance Slip, as sent herewith, is required to be produced at the venue duly filled-in and signed, for attending the meeting.
4. According to provisions of Section 105 of the Companies Act, 2013, ("Act") read with the applicable rules thereon, a person can act as a proxy on behalf of Shareholder not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the Company carrying voting rights. Further, a Shareholder holding more than ten percent of the total share capital of the Company may appoint a single person as proxy and such person shall not act as proxy for any other person or shareholder.
5. A Corporate Member intending to send its authorised representatives to attend the Meeting in terms of Section 113 of the Companies Act, 2013 is requested to send to the Company a certified copy of the Board Resolution authorizing such representative to attend and vote on its behalf at the Meeting.
6. All documents referred to in the Notice are open for inspection at the Registered Office of the Company on all working days of the Company between 11:00 a.m. and 1:00 p.m. upto the date of the Annual General Meeting and at the venue of the Meeting for the duration of the Meeting.
7. Route-map to the venue of the Meeting is provided at the end of the Notice.
8. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 in respect of the special business to be transacted at the AGM as required under Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India ('Secretarial Standard') is not applicable since there is no special business to be transacted.
9. The Annual Report of the Company, circulated to the shareholder of the Company, is available on the Company's website - <https://www.puravankara.com/varishtha>. Shareholders and debenture holders are requested to visit the same for more information about the Company.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

DETAILS OF DIRECTOR SEEKING APPOINTMENT/ RE-APPOINTMENT AT THE ANNUAL GENERAL MEETING AS REQUIRED UNDER CLAUSE 1.2.5 OF SECRETARIAL STANDARD-2 (SS-2)

Name of the Director	Ashish Ravi Puravankara
DIN	00504524
Designation / Category of Director	Director
Date of Birth/Age	27/03/1979 & 46 years
Qualification	Bachelor of Science Degree in Business from Virginia Polytechnic Institute and State University and Degree of Master of Business Administration from Willamette University in Salem, Oregon.
Brief Resume, Experience and Nature of Expertise in specific functional areas	Mr. Ashish Ravi Puravankara has 25 years of experience in the field. Leading the organization as Director since the year 2000, as Joint Managing Director in 2011, and in the current position as Managing Director since 2015. Value addition through strategic leadership, stakeholder relations, marketing innovation, operational integration, sustainability best practices.
Terms and conditions of Appointment/reappointment	As per the HR policies of the Company
Remuneration sought to be paid	Nil
Last drawn remuneration	Nil
Date of first appointment	20-11-2015
Shareholding in the Company	Holding 1 share in the Company as registered owner and beneficial interest lies with Provident Housing Limited.
Relationship with other Directors/Managers/ Key Managerial Personnel of the Company	Not related to any Directors/Managers/ Key Managerial Personnel of the Company
No. of Meetings attended during the year	12
List of Directorship held in other companies	<ol style="list-style-type: none">1. Puravankara Limited2. Propmart Technologies Limited3. Purva Good Earth Properties Private Limited4. Starworth Infrastructure & Construction Limited5. Provident Housing Limited6. Handiman Services Limited7. Purva Asset Management Private Limited (formerly MAP Capital Advisors Private Limited)

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	<p>8. Centurions Housing & Constructions Private Limited</p> <p>9. Purva Realities Private Limited</p> <p>10. Grand Hills Developments Private Limited</p> <p>11. Purva Ruby Properties Private Limited</p> <p>12. IBID Home Private Limited</p> <p>13. Purva Woodworks Private Limited</p> <p>14. Dealwel Estates Private Limited</p> <p>15. Argan Properties Private Limited</p> <p>16. AAT Properties Private Limited</p> <p>17. AARP Properties Private Limited</p> <p>18. Purva Blue Dwelling Private Limited</p> <p>19. Purva Blue Home Ventures Private Limited</p>
Membership / Chairmanship in Committees of other companies	<p>1. <u>Puravankara Limited:</u></p> <ul style="list-style-type: none"> • Audit Committee (Member) • Stakeholders Relationship Committee (Member) • Corporate Social Responsibility Committee (Member) • Risk Management Committee (Chairperson) <p>2. <u>Provident Housing Limited –</u></p> <ul style="list-style-type: none"> • Audit Committee (Member) • Corporate Social Responsibility Committee (Chairperson) • Nomination and Remuneration Committee (Member) <p>3. <u>Starworth Infrastructure & Construction Limited:</u></p> <ul style="list-style-type: none"> • Corporate Social Responsibility Committee (Member)
Listed entities from which he/she has resigned in the past three years	NIL

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

ATTENDANCE SLIP

I/We.....R/o..... hereby record my/our presence at the 10th Annual General Meeting of the Company on **Thursday, September 25, 2025, at 03:00 P.M. (IST)** at 130/1, Ulsoor Road, Bangalore – 560042, Karnataka, India.

Folio No.:
No. of Shares:

Signature of shareholder(s)/proxy

Notes:

1. Please fill this attendance slip and hand it over at the entrance of the hall.
2. Please complete the Folio No., No. of Shares, name, sign this Attendance Slip and hand it over at the Attendance Verification Counter at the entrance of the meeting hall.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

FORM NO. MGT – 11

PROXY FORM

[Pursuant to section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN : U45208TG2015PTC101839
Name of the Company : Varishtha Property Developers Private Limited
Registered Office : Puravankara Projects Limited, Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura, Hyderabad– 500033

Name of the member(s) :	
Registered address :	
E- mail ID :	
Folio No / Client ID :	
DP ID :	

I / We, being the Member(s) holding _____ shares of the above-named company, hereby appoint

1. Name :
Address :
E-mail ID :
Signature : or failing him

2. Name :
Address :
E-mail ID :
Signature : or failing him

as my/our Proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Annual General Meeting held on Thursday, September 25, 2025, at 03:00 P.M. (IST) at 130/1, Ulsoor Road, Bangalore - 560042 and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution number:

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2025, together with the Reports of the Board of Directors and the Auditors thereon.
2. To appoint a director in place of Mr. Ashish Ravi Puravankara (DIN: 00504524) who retires by rotation and being eligible offers himself for re-appointment.

Signed this on _____ day of _____, 2025.

Signature of shareholder(s): _____

Signature of Proxy holder(s): _____

Affix Revenue Stamp

Note: Proxy form to be effective, should be submitted at the Registered Office of the Company not less than 48 (forty-eight) hours before the commencement of aforesaid Annual General Meeting.

Registered Office: Puravankara Projects Limited, Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building Kondapura, Hyderabad– 500033 CIN: U45208TG2015PTC101839

Tel: 91-080-2559 900/4343 9999 Fax: 91-080-2559 9350 E-mail: investors@puravankara.com

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

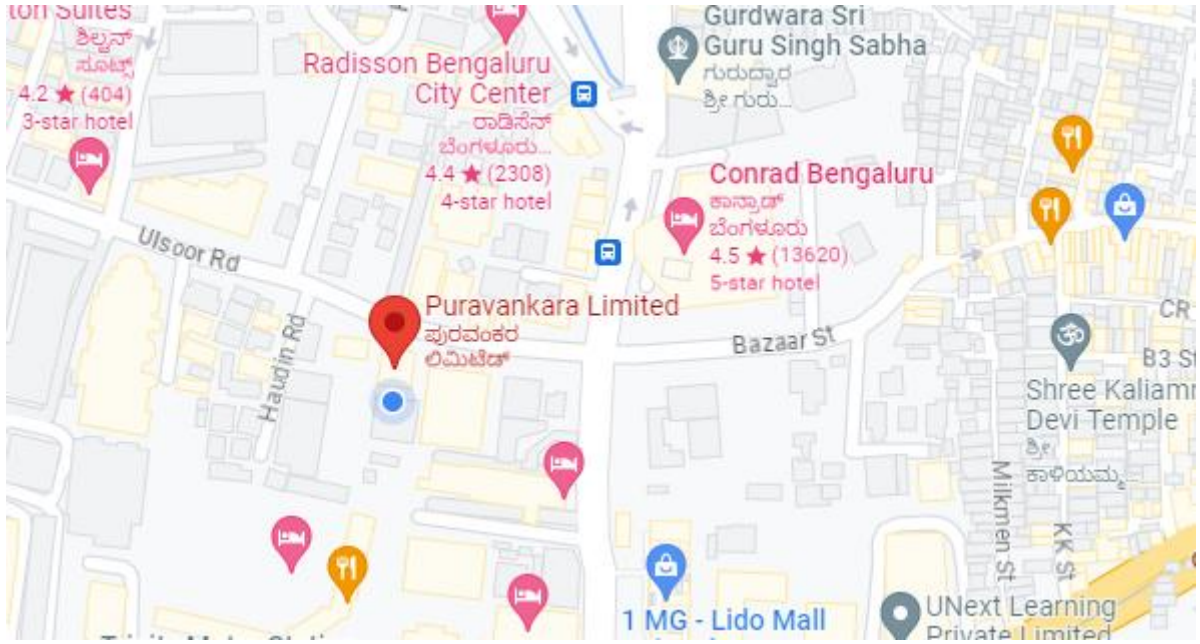
NOTES TO PROXY FORM

1. The Proxy, to be effective should be deposited at the registered office of the Company not less than forty-eight hours before the commencement of the meeting. Proxies may be accepted at a shorter period, being not less than twenty-four hours before the commencement of the meeting, if the articles so provide.
2. A Proxy need not be a member of the Company.
3. In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the vote of the other joint holders. Seniority shall be determined by the order in which the names stand in the register of members.
4. This form of proxy confers authority to demand or join in demanding a poll.
5. The submission by a member of this form of proxy will not preclude such member from attending in person and voting at the meeting. This is optional. Please put a tick mark (✓) in the appropriate column against the resolutions indicated in the Box. If a member leaves the 'For' or 'Against' column blank against any or all the resolutions, the proxy will be entitled to vote in the manner he/she thinks appropriate. If a member wishes to abstain from voting on a particular resolution, he/she should write "Abstain" across the boxes against the resolution.
6. In case a member wishes his/her votes to be used differently, he/she should indicate the number of shares under the columns 'For' or 'Against' as appropriate.
7. An instrument of Proxy duly filled, stamped and signed, is valid only for the meeting to which it relates including any adjournment thereof. An instrument of Proxy is valid only if it is properly stamped. Unstamped or inadequately stamped Proxies or Proxies upon which the stamps have not been cancelled are invalid.
8. The Proxyholder should prove his identity at the time of attending the meeting. A proxy form which does not state the name of the Proxy should not be considered valid.
9. If an undated Proxy, which is otherwise complete in all respects, is lodged within the prescribed time limit, it should be considered valid.
10. If a company receives multiple Proxies for the same holdings of a member, the proxy which is dated last is considered valid; if they are not dated or bear the same date without specific mention of time, all such multiple Proxies should be treated as invalid.
11. If a Proxy had been appointed for the original meeting and such meeting is adjourned, any proxy given for the adjourned meeting revokes the proxy given for the original meeting.
12. A Proxy later in date revokes any Proxy/Proxies dated prior to such Proxy.
13. A Proxy is valid until written notice of revocation has been received by the company before the commencement of the meeting or adjourned meeting, as the case may be. A Proxy need not be informed of the revocation of the Proxy issued by the member. Even an undated letter of revocation of Proxy should be accepted. Unless the articles provide otherwise, a notice of revocation should be signed by the same person who had signed the Proxy.
14. Requisitions, if any, for inspection of Proxies should be received in writing from a member at least three days before the commencement of the Meeting.
15. Proxies should be made available for inspection during the period beginning twenty-four hours before the time fixed for the commencement of the meeting and ending with the conclusion of the meeting.

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Route map to the venue of the Annual General Meeting

Venue of AGM: 130/2 Ulsoor Road, Bangalore – 560042, Karnataka, India



Registered Office: Puravankara Projects Limited, Survey No-08, Opp to Mahindra Satyam, Side line of Godrej Green Building
Kondapura, Hyderabad– 500033 CIN: U45208TG2015PTC101839

Tel: 91-080-2559 900/4343 9999 Fax: 91-080-2559 9350 E-mail: investors@puravankara.com

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

BOARD'S REPORT

Dear Shareholders,

Your directors have the pleasure of presenting you the Tenth Annual Report of Varishtha Property Developers Private Limited together with the audited results for the financial year ended March 31, 2025.

FINANCIAL RESULTS

(Figures in Rupees thousands)

Particulars	Year Ended 31.03.2025	Year Ended 31.03.2024
INCOME:		
Revenue from projects	-	-
Other income	2,344.56	3,215.68
Total Income	2,344.56	3,215.68
EXPENSES:		
Finance Costs	42,478.76	20,450.32
Other Expenses	16,187.11	1,379.88
Total Expenses	34,587.66	21,830.20
Profit / (Loss) Before Tax	(32,243.10)	(18,614.52)
Tax (Current and Deferred)	(8,319.27)	(5,066.86)
Profit / (Loss) After Taxes	(23,923.83)	(13,547.66)

STATE OF AFFAIRS

The Company's objects include Construction of Buildings and Developers. There has been no change in the business of the company during the financial year ended March 31, 2025.

During the year under review, there was no business undertaken by the company.

DIVIDEND

During the year under review, your directors have deemed it prudent not to recommend any dividend for the year ended 31st March 2025 on account of augmenting of capital towards the expansion of the project.

TRANSFER OF UNCLAIMED DIVIDEND AND UNCLAIMED SHARES

In terms of the provisions of Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016 (including amendments and modifications, thereof), there was no unpaid/unclaimed dividends which were transferred during the year under review to the Investor Education and Protection Fund.

RESERVES

As on March 31, 2025, there was no transfer to the Reserve Fund of the Company.

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SHARE CAPITAL

The authorized and paid-up share capital as on 31st March 2025 stands as follow:

- the Authorized Share capital of the Company is ₹ 5,00,000/- (5,000 equity shares of ₹100/- each)
- the Paid-Up Equity Share Capital stood at ₹ 1,00,000/- (1,000 equity shares of ₹ 100/- each).

During the year under review, the Company did not issue any shares nor granted any stock options, sweat equity shares or bonus shares or bought back shares as the Company does not have any policy under ESOP/ESOS. Therefore, there hasn't been any addition or reduction in the share capital of the Company.

DEBENTURES

During the financial year 2024-2025, the Company issued 2800 (Two Thousand and Eight Hundred) listed, unsecured, rated, redeemable, zero coupon non-convertible Debentures having face value of INR 1,00,000/- (Indian Rupees One Lakh only) each in dematerialized form, at par, aggregating up to INR 28,00,00,000 (Indian Rupees Twenty Eight Crores) on private placement basis in one or more tranches.

The Company had allotted 1900 (One Thousand and Nine Hundred) Unsecured, Rated, Listed, Redeemable, Non-Convertible Debentures of face value of INR 1,00,000/- (Indian Rupees One Lakh only) each aggregating to INR 19,00,00,000 (Indian Rupees Nineteen Crores), on a private placement basis on November 14, 2024 to PURVA REAL ESTATE FUND- PURVA RESIDENTIAL EXCELLENCE FUND – I. The said debentures are listed on Wholesale Debt segment of BSE.

As on 31st March, 2025, the Company have total outstanding listed, unsecured, rated, redeemable, zero coupon non-convertible Debentures of Rs. 44,00,00,000/- (Rupees Forty-Four Crores only).

Details of Debentures as on 31st March 2025 are as under:

Particulars	Details
Description of Debentures	Listed, Unsecured, Rated, Redeemable, Zero Coupon, Non-Convertible Debentures
No. of Debentures	4400
Face Value	Rs. 1,00,000/-
Total Value	Rs. 44,00,00,000/- (Rupees Forty Four Crores only)
ISIN	INE0PO508018
Debenture holder	Purva Real Estate Fund- Purva Residential Excellence Fund - I
Debenture Trustee	IDBI Trusteeship Services Limited
Listing Status	Listed on BSE Limited- Debt Segment

DETAILS OF DEBENTURE TRUSTEES

IDBI Trusteeship Services Limited

Address: Universal Insurance Building, Ground Floor, Sir Phirozshah Mehta Road, Fort, Mumbai, Maharashtra – 400 001

E-mail: itsl@idbitrustee.com

Tel: 022 40807000 / +91 7208822299 / +91 8591585821

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

DETAILS OF REGISTRAR AND SHARE TRANSFER AGENT:

Integrated Registry Management Services Private Limited,

No. 30, Ramana Residency,

4th Cross Sampige Road,

Malleswaram,

Bengaluru - 560 003.

Phone: 080 - 23460815 to 23460819

Email: irg@integratedindia.in

COMPOSITION OF BOARD OF DIRECTORS:

As on 31st March 2025, the Board consisted of two Directors:

1. Ashish Ravi Puravankara (DIN: 00504524)
2. D S Patil (DIN: 01599400)

In accordance with the provisions of Section 152(6) of the Companies Act, 2013 ("Act"), and the Articles of Association of the company, Mr. Ashish Ravi Puravankara (DIN: 00504524) retires by rotation at the ensuing Annual General Meeting and, being eligible, offers himself for reappointment. The Board recommends his re-appointment for the consideration of members at the ensuing Annual General Meeting ("AGM").

CHANGES IN DIRECTORS/ KEY MANAGERIAL PERSONNEL (KMP)

During the period under review, there were no changes in the composition of the Board. Pursuant to the provisions under Regulation 6 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Mr. Sanket Jaiswal (Membership No.: A67657) who was the Company Secretary and Compliance Officer of the Company had resigned with effect from August 29, 2024 and Ms. Preetha M K, (Membership No.: A69255) was appointed as the Company Secretary and Compliance officer of the Company with effect from February 19, 2025.

A STATEMENT ON DECLARATION GIVEN BY INDEPENDENT DIRECTORS UNDER SUB-SECTION (6) OF SECTION 149 OF THE COMPANIES ACT 2013;

Provisions under Section 149 of the Companies Act 2013 relating to the appointment of Independent Director are not applicable to the Company.

NUMBER OF MEETINGS OF THE BOARD

During the year, ten meetings of the board were convened and held on the following dates:

Serial No.	Date of Board Meeting	Name of Directors	
		Ashish Ravi Puravankara	D S Patil
1/2024-25	06.04.2024	✓	✓
2/2024-25	20.04.2024	✓	✓
3/2024-25	10.05.2024	✓	✓
4/2024-25	23.07.2024	✓	✓
5/2024-25	07.10.2024	✓	✓

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6/2024-25	09.10.2024	✓	✓
7/2024-25	05.11.2024	✓	✓
8/2024-25	14.11.2024	✓	✓
9/2024-25	10.01.2025	✓	✓
10/2024-25	21.01.2025	✓	✓
11/2024-25	10.02.2025	✓	✓
12/2024-25	19.02.2025	✓	✓

The maximum gap between two Board meetings held during the financial year 2024-25 was not more than 120 days. The Board of Directors confirm that Secretarial Standards issued by the Institute of Company Secretaries of India have been complied with, in respect of all meetings held during the financial year 2024-2025.

MEETINGS OF THE MEMBERS

During the financial year ended 2024-2025 the details of Members meetings are as under:

S. no.	Annual Meeting/Extra Ordinary General Meeting	General Meeting	Date of Meeting	Special Resolutions passed
1	Extra Ordinary General Meeting		Wednesday, October 09, 2024	Approval for the issuance and offer 2800 (Two Thousand and Eight Hundred) listed, unsecured, rated, redeemable, zero coupon non-convertible Debentures having face value of INR 1,00,000/- (Indian Rupees One Lakh only) each in dematerialized form, at par, aggregating up to INR 28,00,00,000 (Indian Rupees Twenty Eight Crores) on private placement basis in one or more tranches.
2	Annual Meeting	General Meeting	Wednesday, September 25, 2024	<ol style="list-style-type: none">Approval for increasing the borrowing limits under Section 180(1)(c) of the Companies Act, 2013 to not exceeding the limit of Rs. 500 crores (Rupees Five Hundred Crores only).Approval for creating mortgage/charge on the assets of the Company under Section 180(1)(a) of the Companies Act, 2013 upto Rs. 500 Crores (Rupees Five Hundred Crores only).

During the year, the Company did not obtain the consent of the shareholders on any matter through Postal Ballot process.

COMMITTEES OF THE BOARD OF DIRECTORS OF THE COMPANY

There is no committee constituted in the Company as the same is not applicable.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

DETAILS OF HOLDING/SUBSIDIARY/ JOINT VENTURES/ ASSOCIATE COMPANIES

As on 31st March 2025, Provident Housing Limited is the holding company of the Company. Further the Company does not have any subsidiary or joint ventures of associate companies.

AUDITORS & AUDIT REPORTS

STATUTORY AUDITORS

M/s. V D S R & Co. LLP, Chartered Accountants (FRN 001626S/S200085), were appointed by the members, as Statutory Auditors of the Company, for a second term of five years from the conclusion of the 6th AGM held on September 27, 2021, till the conclusion of 11th Annual General Meeting (AGM) to be held during the year 2026.

M/s. V D S R & Co., LLP, Chartered Accountants, have stated that its continuation as Statutory Auditors of the Company, would be within the prescribed limits under Section 141(3) of the Companies Act, 2013.

AUDITOR'S REPORT

The Auditor's Report to the shareholders for the year ended March 31, 2025, does not contain any qualification and hence does not call for any further comments.

There was no fraud reported by the auditors under section 143(12) of the Companies Act, 2013.

COST AUDITORS

The provisions of audit of cost records as required under Section 148 of the Companies Act 2013 read with Companies (Cost Records and Audit) Rules, 2014, were not applicable to the Company for the period under review.

SECRETARIAL AUDITORS

The provisions of Secretarial audit as required under section 204 read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, were not applicable to the Company for the period under review.

INTERNAL AUDITORS

The Company is not required to appoint Internal Auditor as it does not fall within purview of Section 138(1) of Companies Act, 2013 and Rule 13 of Companies (Accounts) Rules, 2014 and it is not applicable to your Company.

ANNUAL RETURN

Pursuant to the provisions under Section 134(3) (a) and Section 92(3) of the Companies Act, 2013, the draft Annual Return for the financial year 2024-25 has been placed on the website of the Company at www.puravankara.com/varishtha

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY

There were no significant or material changes and commitments affecting the financial position of the Company between the end of the financial year of the company to which the Balance Sheet relates and the date of this Report.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS

During the year under review, there were no significant or material orders passed by any regulators or courts or tribunals impacting the going concern status of the Company and its future operations.

PARTICULARS OF LOANS GIVEN, GUARANTEES GIVEN AND INVESTMENTS MADE UNDER SECTION 186 OF THE COMPANIES ACT 2013

The details of the loan given to any body corporate or individual, guarantees or securities provided in respect of loan obtained by third party from banks or financial institutions and/or investments made in any body corporate, if any, during the year under the review are provided in the accompanying financial statements.

THE DETAILS ABOUT THE POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON CORPORATE SOCIAL RESPONSIBILITY INITIATIVES TAKEN DURING THE YEAR

The provisions under Section 135 of the Companies Act 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, were not applicable to the Company during the year 2023-24.

ACCEPTANCE OF DEPOSITS

During the financial year 2024-2025, the Company has not accepted any deposits from the public within the meaning of Section 73 of the Companies Act 2013 and the rules made thereunder. Therefore, disclosure pursuant to Rule 8(5)(v) and (vi) of the Companies (Accounts) Rules, 2014 is not applicable to the Company.

PARTICULARS OF CONTRACTS WITH RELATED PARTIES

The related party transactions that were entered into by the Company during the financial year 2024-2025, were on an arm's length basis and in ordinary course of business. Further, no material related party transactions were entered into by the Company during the financial year 2024-25. The disclosure pursuant to Section 134(3)(h) and Section 188 (2) of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014, is given in form AOC-2 as **Annexure-I** forming part of this Report.

The details of the transaction with related parties during financial year 2024-2025 and the Related Party Disclosures pursuant to Regulation 53(f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Part A of Schedule V, are provided in the accompanying financial statements.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE

Pursuant to the provisions under Section 134 (3) (m) of the Companies Act, 2013, read with Rule 8 of the Companies (Accounts) Rules, 2014, the Board report shall include information on conservation of energy, technology absorption and foreign exchange earnings and outgo.

There was no material business undertaken by the company during the year under review, hence data under this head is not available for the year 2024-25.

A. CONSERVATION OF ENERGY		
(i)	the steps taken or impact on conservation of energy	NA
(ii)	the steps taken by the company for utilizing alternate sources of energy	NA
(iii)	the capital investment on energy conservation equipment	NA

B. TECHNOLOGY ABSORPTION		
(i)	the efforts made towards technology absorption	NA
(ii)	the benefits derived like product improvement, cost reduction, product development or import substitution	NA
(iii)	in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)	NA
(a)	the details of technology imported	NA
(b)	the year of import	NA
(c)	whether the technology been fully absorbed	NA
(d)	if not fully absorbed, areas where absorption has not taken place, and the reasons thereof	NA
(iv)	the expenditure incurred on Research and Development.	NA

C. FOREIGN EXCHANGE EARNINGS AND OUTGO		(Rs. in Lakhs)	
Particulars	FY 2024-25	FY 2023-24	
Foreign Exchange Earnings (i)	-	-	
Foreign Exchange Expenditure (ii)	-	-	
Grand Total [(ii)-(i)]	-	-	

RISK MANAGEMENT POLICY

The Company has developed and implemented a risk management policy for the company including identification therein of elements of risk, if any which in the opinion of the Board may threaten the existence of the Company.

NOMINATION & REMUNERATION POLICY

The provisions of Section 178 of the Companies Act, 2013 are not applicable to the Company and therefore the Company has not formulated any policy on directors' appointment and remuneration including criteria for determining qualifications, positive attributes and independence of a director.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

FORMAL ANNUAL EVALUATION OF THE PERFORMANCE OF THE BOARD, ITS COMMITTEES AND OF THE INDIVIDUAL DIRECTOR

The formal annual evaluation of the performance of the board, its committees and of individual director is not applicable to the Company pursuant to Section 134(3)(p) of the Companies Act 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014.

DISCLOSURE OF REMUNERATION OF EMPLOYEES COVERED UNDER RULES 5(2) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

None of the employee of the Company, who was employees throughout the financial year, was in receipt of remuneration in aggregate of Rupees One Crore and Two Lakhs or more or if employed for the part of the financial year was in receipt of remuneration of Rupees Eight Lakh & Fifty Thousand or more per month.

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

In compliance with the requirements of 'Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace Act, 2013', the Company formulated a 'Policy to provide Protection Against Sexual Harassment of Women in Workplace', which was adopted by the Board of Directors of the Company. There were no cases reported during the year under review under the said policy.

The requirement to constitute an Internal Complaints Committee under 'Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace Act, 2013', was not applicable to the Company during the year under review.

MATERNITY BENEFIT PROVIDED BY THE COMPANY UNDER MATERNITY BENEFIT ACT 1961

As the Company is yet to start its operation, the provisions of Maternity Benefit Act 1961 is not applicable to the Company during the financial year 2024-2025.

DIRECTORS' RESPONSIBILITY STATEMENT

Based on the internal financial controls, work performed by the Statutory Auditors, the review performed by the management, pursuant to the provisions of Section 134(3)(c) read with Section 134(5) of the Companies Act, 2013, the Directors states the following for the financial year ended 31st March 2025:

- a. In the preparation of the annual accounts for the financial year ended 31st March 2025, the applicable accounting standards were followed and there were no material departures from the said accounting standards.
- b. The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March 2025 and of the loss of the Company for the year under review.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

- c. The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- d. The Directors have prepared the annual accounts of the Company on a 'going concern' basis.
- e. The Directors, had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively
- f. The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS

Pursuant to Section 134(5)(e), your Company has devised a proper and adequate system of internal financial controls (IFC) in place to ensure that all transactions are authorized, recorded and reported correctly, and assets are safeguarded and protected against loss from unauthorized use or disposition that could have a material effect on the financial statements. The processes and the systems are reviewed constantly and updated to address the changing regulatory and business environment. The control systems provide a reasonable assurance of recording the transactions of its operations in all material aspects and of providing protection against misuse or loss of Company's assets.

VIGIL MECHANISM/ WHISTLE BLOWER POLICY

The provisions of Section 177(9) of the Companies Act, 2013 read with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014 are not applicable to the Company, therefore the Company has not established a vigil mechanism and does not have a whistleblower policy.

DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 DURING THE YEAR ALONGWITH THEIR STATUS AS AT THE END OF THE FINANCIAL YEAR

There were no applications made by or any proceedings pending against the Company under the Insolvency and Bankruptcy Code, 2016, during the year under review.

THE DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

During the year under review, there were no such instances where the Company required the valuation for one time settlement or while taking the loan from the Banks or Financial institutions.

COMPLIANCE WITH SECRETARIAL STANDARD:

During the year under review, in terms of Section 118(10) of the Companies Act, 2013, the Company has complied with the provisions of the applicable Secretarial Standards issued by Institute of Companies Secretaries of India.

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

APPOINTMENT OF DESIGNATED PERSON (MANAGEMENT AND ADMINISTRATION) RULES 2014 - RULE 9 OF THE COMPANIES ACT 2013.

In accordance with Rule 9 of the Appointment of Designated Person (Management and Administration) Rules 2014, it is essential for the Company to designate a responsible individual for ensuring compliance with statutory obligations. The company has proposed and appointed a Designated person and the same has been reported in Annual Return of the Company filed for financial year 2023-2024.

OTHER DISCLOSURES

No disclosure or reporting is required with respect to the following items, as there were no transactions or not applicable during the year under review:

- A. The details of application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year along with their status as at the end of the financial year;
- B. The details of difference between amount of the valuation done at the time of one-time settlement and the valuation done while taking loan from the Banks or Financial Institutions along with the reasons thereof.
- C. The issue of equity shares with differential rights as to dividend, voting or otherwise.
- D. The issue of shares to the employees of the company under any scheme (sweat equity or stock options). There has been no change in the Share Capital Structure during the year under review.
- E. The company does not have any scheme or provision of money for the purchase of its own shares by employees or by trustees for the benefit of employees.

ACKNOWLEDGEMENTS:

Your directors would like to express their sincere appreciation and gratitude to:

- 1) All the regulatory authorities including Ministry of Corporate Affairs, Registrar of Companies, Real-Estate Regulatory Authority and other statutory bodies.
- 2) All Bankers, State Government as well as it's respective Departments and Development Authorities connected with the business of the Company for their co-operation and continued support.
- 3) The Auditors of the Company for their valuable professional advice and services provided to the Company.
- 4) The members, suppliers, contractors and customers for the trust and confidence reposed by them in the Company.
- 5) Your Directors also extend their gratitude for the hard work, competence, loyalty, cooperation and professionalism of the employees of the Company at all levels. The employees continue to remain the Company's most valuable assets and their relentless efforts for the success of the Company are dearly appreciated

**By Order of the Board of Directors
For Varishtha Property Developers Private Limited**

Sd/-

Sd/-

D.S. Patil
Director
DIN: 01599400

Ashish Ravi Puravankara
Director
DIN: 00504524

Place: Bengaluru

Date: 01.08.2025

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

ANNEXURE-1

FORM AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014)

DISCLOSURE OF PARTICULARS OF CONTRACTS/ ARRANGEMENTS ENTERED INTO BY THE COMPANY WITH RELATED PARTIES REFERRED TO IN SUB-SECTION (1) OF SECTION 188 OF THE COMPANIES ACT, 2013

DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS AS ON 31.03.2025: NIL

Amount in ₹

(a)	Name(s) of the related party and nature of relationship	NIL
(b)	Nature of contracts/ arrangements/ transactions	
(c)	Duration of the contracts/arrangements/transactions	
(d)	Salient terms of the contracts or arrangements or transactions.	
(e)	Justification for entering into such contracts or arrangements or transactions	
(f)	Date(s) of approval by the Board	
(g)	Amount paid as advances, if any:	
(h)	Date on which the special resolution was passed in general meeting as required under first proviso to section 188	

2. DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENT OR TRANSACTIONS AT ARM'S LENGTH BASIS AS ON 31.03.2025: NIL

Amount in ₹

(a)	Name(s) of the Related Party	NIL
(b)	Nature of Relationship	
(c)	Nature of Contracts/ Transaction	
(d)	Duration of Contracts	
(e)	Salient Terms of Contracts/ Arrangements	
(f)	Value of Contracts/ Arrangement	
(g)	Justification For Entering into Such Contracts	
(h)	Dates of Board Approval	
(i)	Amount Paid as Advance	
(j)	Date of Agreement	

**By Order of the Board of Directors
For Varishtha Property Developers Private Limited**

Sd/-

**D.S. Patil
Director
DIN: 01599400**

Sd/-

**Ashish Ravi Puravankara
Director
DIN: 00504524**

**Date: 01.08.2025
Place: Bangalore**

APP/OSP

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
Financial Statements
For the year ended 31 March 2025

V D S R & Co. LLP

CHARTERED ACCOUNTANTS

Office:

No. 3A, 3rd Floor, Amber Crest Apartment,
No. 37, Pantheon Road, Egmore, Chennai – 600 008.
Tel : 044-2855 4447, 2855 4019
Mobile : 98404 12632
Email : vijay@vdsr.co.in
Web : www.vdsr.co.in

Branch:

70/5, 3rd Floor, Suvarna Towers,
Nagarbhavi Main Road,
CHBCS Layout, Vijayanagar 21st Cross,
Bangalore - 560 040.
Mobile: 98807 15962
Email : kamath@vdsr.co.in

Independent Auditors' Report

To the Members of Varishtha Property Developers Private Limited

Report on the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Varishtha Property Developers Private Limited (“the Company”), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and 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, 2025, 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 the Standards on Auditing (SAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements as per the ICAI's Code of Ethics and the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



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.

<p>Recoverability of the carrying value of inventory</p> <p>As at March 31, 2025, the carrying value of the inventory of real estate projects is Rs. 5,16,613.74 thousands</p> <p>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.</p> <p>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.</p>	<p>As part of our audit procedures, our procedures included the following:</p> <ul style="list-style-type: none">• 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 realisable 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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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 the Board's Report, but does not include the financial statements and our auditor's report thereon.

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

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

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

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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



Auditor's Responsibility

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation



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

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

Report on Other Legal and Regulatory Requirements

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

2. As required by Section 143(3) of the Act, we report that:

- a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- 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 Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- d) in our opinion, the aforesaid financial statements comply with the 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 2025, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 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;
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 does not have any pending litigations, which would impact its financial position.
 - ii. the Company did not have any long-term contracts including derivative contracts for which there 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 27 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 year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.

vi. The Company has not declared and paid a 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: 12-05-2025

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 25202626BMGZMZ2302)

Annexure – A to the Independent Auditors' Report

The Annexure referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2025, we report that:

1. The company does not hold any Property Plant and Equipment during the year and as on the reporting date. Accordingly, paragraph 3(i) of the order is not applicable.
2.
 - a. The Company is engaged in the business of real estate development and related services. The Company holds inventory in the form of land, developed and underdeveloped properties. In our opinion and according to the information and explanations are 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 the size of the Company and nature of its business and no material discrepancies were noticed on physical verification.
 - 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 explanation given to us, the Company has not granted any loans, secured or unsecured, to Companies, firms, limited liability partnerships or other parties covered in the register required under section 189 of the Act 2013. Accordingly, clause 3 (iii) of the Order is not applicable.
4. According to information and explanations given to us, the Company has not granted any loans, made any investments, extended any guarantees and provided any security to or on behalf of the parties referred in sections 185 and 186 of the Companies Act, 2013.
5. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not accepted any deposits from the public. Accordingly, paragraph 3(v) of the Order is not applicable.
6. According to the information and explanations given to us and based on our examination of the records of the Company, the Central Government has not prescribed the maintenance of cost records under Section 148 (1) of the Act for any of the services rendered by the Company. Accordingly, paragraph 3(vi) of the Order is not applicable.



7. In respect of Statutory Dues:
- a. According to the information and explanations given to us, the Company is generally regular in depositing undisputed statutory dues, including Income-tax, Goods and Services Tax, Customs Duty, Cess and any other statutory dues with the appropriate authorities. There are no undisputed statutory dues outstanding as at March 31 2025, for a period of more than six months from the date they became payable.
 - b. According to the information and explanations given to us, and records of the Company examined by us, there are no amounts outstanding in respect of the aforesaid dues on account of any dispute.
8. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961, as income during the 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.



11. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit. Accordingly, paragraph 3(xi) of the Order is not applicable.
12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
13. According to the information and explanations given to us and on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where ever applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. In our opinion and according to the information and explanations given to us, Internal audit does not apply to the Company for the year under review.
15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected to him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable.
17. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has incurred cash losses of Rs. 32,243.10/- (in thousands) in the current financial year and Rs. 18,614.52 /- (in thousands) in the immediately preceding financial year.
18. There has not been any resignation of the statutory auditors during the year. Accordingly, paragraph 3(xviii) of the Order is not applicable.
19. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and as confirmed by the Management to infuse required funds as and when necessitates, we are of the opinion there are no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet.



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

21. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has no subsidiaries or joint ventures that require the Company to prepare consolidated financial statements and get audited and hence, the Company has no consolidated financial statements either prepared or audited during the year. 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: 12-05-2025



(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 25202626BMGZMZ2302)

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 Varishtha Property Developers Private Limited ("the Company") as of 31 March 2025 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 were 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 its 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 control 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 authorizations 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, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

for V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085

Venkatesh Kamath S V

Partner

Membership No 202626



Place: Bengaluru

Date: 12-05-2025

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 25202626BMGZM2302)

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Balance Sheet as at March 31, 2025
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2025	March 31, 2024
ASSETS			
Non-current assets			
(a) Deferred tax assets (net)	3	13,386.12	5,066.86
(b) Assets for current tax (net)	4	217.61	-
(c) Other non-current assets	5(a)	6,846.75	-
Total non-current assets		20,450.48	5,066.86
Current assets			
(a) Inventories	6	5,16,613.74	-
(b) Financial assets			
(i) Cash and cash equivalents	7	8,250.26	2,52,261.54
(c) Other current assets	5(b)	431.67	438.75
Total current assets		5,25,295.67	2,52,700.29
Total assets		5,45,746.16	2,57,767.15
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	8	100.00	100.00
(b) Other equity	9	(39,011.31)	(15,087.48)
Total equity		(38,911.31)	(14,987.48)
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
Borrowings	10(a)	-	2,69,447.37
Total Non-current liabilities		-	2,69,447.37
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	10(b)	5,78,438.95	2,930.64
(ii) Trade payables	11	-	-
A) total outstanding dues of micro enterprises and small enterprises		-	-
B) total outstanding dues of creditors other than micro enterprises and small enterprise		5,381.40	344.70
(b) Other current liabilities	12	837.12	31.92
Total current liabilities		5,84,657.47	3,307.26
Total equity and liabilities		5,45,746.16	2,57,767.15

Summary of material accounting policies

2.2

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

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited



Venkatesh Kamath S V
Partner
Membership No 202626





Ashish Ravi Puravankara
Director
DIN 00504524



Patil D S
Director
DIN 01599400



Preetha M K
Company Secretary



Place: Bengaluru
Date: 12-May-2025

Place: Bengaluru
Date: 12-May-2025

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Statement of Profit and Loss for the year ended March 31, 2025
(All amounts in Indian Rs. thousands, unless otherwise stated)

	Note	March 31, 2025	March 31, 2024
Income			
Other income			
Total	13	<u>2,344.56</u>	<u>3,215.68</u>
Expenses			
Purchase of land stock		4,92,535.53	-
(Increase)/ decrease in inventories of land stock and work-in-progress	14	(5,16,613.74)	-
Finance costs	15	42,478.76	20,450.32
Other expenses	16	16,187.11	1,379.88
Total expenses		<u>34,587.66</u>	<u>21,830.20</u>
Profit/(loss) before tax		<u>(32,243.10)</u>	<u>(18,614.52)</u>
Tax expense			
Current tax		-	-
Deferred tax		(8,319.27)	(5,066.86)
Total tax expense		<u>(8,319.27)</u>	<u>(5,066.86)</u>
Profit/(loss) for the year		<u>(23,923.83)</u>	<u>(13,547.66)</u>
Other comprehensive income/(loss) ('OCI')			
Items that will not be reclassified to profit or loss			
(i) Re-measurement gains/(losses) on defined benefit plans		-	-
(ii) Income tax relating to above		-	-
Total other comprehensive income/(loss)		<u>-</u>	<u>-</u>
Total comprehensive income/(loss) for the year (comprising profit and OCI)		<u>(23,923.83)</u>	<u>(13,547.66)</u>
Earnings per equity share ('EPS')			
(Nominal value per equity share Rs. 100 (March 31, 2024 - Rs.100))			
Basic (Rs.)		(23,923.83)	(13,547.66)
Diluted (Rs.)		(23,923.83)	(13,547.66)
Weighted average number of equity shares used in computation of EPS			
Basic - in numbers thousands		1.00	1.00
Diluted - in numbers thousands		1.00	1.00

Summary of material accounting policies

2.2

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



For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited



Ashish Ravi Puravankara
Director
DIN 00504524



Patil D S
Director
DIN 01599400



Preetha M K
Company Secretary



Place: Bengaluru
Date: 12-May-2025

Place: Bengaluru
Date: 12-May-2025

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Statement of cash flow for the year ended March 31, 2025
(All amounts in Indian Rs. thousands, unless otherwise stated)

Note	March 31, 2025	March 31, 2024
A. Cash flow from operating activities		
Profit/(loss) before tax	(32,243.10)	(18,614.52)
Adjustments to reconcile profit before tax to net cash flows		
Finance costs	42,478.76	20,450.32
Finance income	(2,344.56)	(3,215.68)
Operating profit before working capital changes	7,891.10	(1,379.88)
Working capital adjustments:		
Decrease/(increase) in inventories	(5,16,613.74)	-
Decrease/(increase) in other assets	(6,839.67)	(98.57)
Increase/(decrease) in trade payables	5,036.70	(1,063.85)
Increase/(decrease) in other liabilities	805.19	-
Cash (used in)/ received from operations	(5,09,720.42)	(2,542.30)
Income tax paid (net)	(217.61)	-
Net cash flows (used in)/from operating activities	(5,09,938.03)	(2,542.30)
B. Cash flows from investing activities		
Finance income	2,344.56	3,215.68
Net cash flows from / (used in) investing activities	2,344.56	3,215.68
C. Cash flows from financing activities		
Loans taken from holding & ultimate holding company	4,79,352.83	2,484.79
Loans repaid to holding & ultimate holding company	(4,05,421.71)	-
Proceeds from issue of debentures	1,90,000.00	2,50,000.00
Finance cost paid	(348.95)	(1,002.95)
Net cash (used in)/from financing activities	2,63,582.17	2,51,481.84
Net (decrease)/increase in cash and cash equivalents (A + B + C)	(2,44,011.28)	2,52,155.22
Cash and cash equivalents at the beginning of the year	2,52,261.54	106.32
Cash and cash equivalents at the end of the year	8,250.26	2,52,261.54
Components of cash and cash equivalents		
Cash and cash equivalents		
Cash on hand		
Balances with banks		
In current accounts	8,250.26	12,392.62
In deposit accounts with original maturity of less than 3 months	-	2,39,868.92
Cash and cash equivalents reported in cash flow statement	8,250.26	2,52,261.54

Summary of material accounting policies

2.2

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

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited



Venkatesh Kamath S V
Partner
Membership No 202626





Ashish Ravi Puravankara
Director
DIN: 00504524



Preetha M K
Company Secretary



Patil D S
Director
DIN 01599400



Place: Bengaluru
Date: 12-May-2025

Place: Bengaluru
Date: 12-May-2025

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED

CIN: U45208TG2015PTC101839

Statement of changes in equity for the year ended March 31, 2025

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

A. Equity share capital

Particulars	As at April 01, 2023	Movement during 2023-24	As at March 31, 2024	Movement during 2024-25	As at March 31, 2025
Equity share capital of face value of Rs. 100 each fully paid 1000 (March 31, 2024 - 1000) equity shares	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 1 April 2023		
Profit/(loss) for the year	(1,539.82)	(1,539.82)
Other Comprehensive Income	(13,547.66)	(13,547.66)
Total comprehensive income for the year	-	-
Dividends	(15,087.48)	(15,087.48)
Balance as at March 31, 2024	(15,087.48)	(15,087.48)
Profit/(loss) for the year	(23,923.83)	(23,923.83)
Other Comprehensive Income	-	-
Total comprehensive income for the year	(39,011.31)	(39,011.31)
Dividends	-	-
Balance as at March 31, 2025	(39,011.31)	(39,011.31)

Summary of material accounting policies

2.2

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

Venkatesh Kamath S V
Partner
Membership No 202626



For and on behalf of the Board of Directors of Varishtha Property Developers Private Limited

Ashish Ravi Puravankara
Ashish Ravi Puravankara
Director
DIN 00904524

Preetha M K
Preetha M K
Company Secretary

Preetha M K
Company Secretary

Place: Bengaluru
Date: 12-May-2025

Patil D S

Patil D S
Director
DIN 01599400



Place: Bengaluru
Date: 12-May-2025

VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All amounts in Indian Rs. Thousands, unless otherwise stated)

1. Corporate information

Varishtha Property Developers Private Limited (the 'Company') was incorporated on November 20, 2015 under the provisions of the Companies Act applicable in India. The registered office is located at 130/2, Ulsoor Road Bangalore 560042, India. The Company is engaged in the business of real estate development and other related activities.

The Ind AS financial statements were authorized for issue in accordance with a resolution of the directors on May 12, 2025.

2. Significant accounting policies

2.1 Basis of preparation

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

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

2.2 Summary of significant accounting policies

(a) Use of estimates

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

(b) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

All other liabilities are classified as non-current.

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

(c) Borrowing costs

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

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



VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All amounts in Indian Rs. Thousands, unless otherwise stated)

(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.

(f) Revenue recognition

Revenue from contracts with customers

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

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

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

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

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

Interest income

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

Dividend income

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

(g) Income taxes

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



VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All amounts in Indian Rs. Thousands, unless otherwise stated)

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

i. Current income tax

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

ii. Deferred income tax

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

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

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

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

(h) Provisions and contingent liabilities

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

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

(i) Financial Instruments

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

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

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



VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All amounts in Indian Rs. Thousands, unless otherwise stated)

iii. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

iv. Equity investment in subsidiaries, joint ventures and associates

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

v. De-recognition of financial asset

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

vi. Financial liabilities

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

vii. Financial liabilities at fair value through profit or loss

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

viii. Financial liabilities at amortized cost

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

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

ix. De-recognition of financial liability

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

x. Fair value of financial instruments

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

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.



VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All amounts in Indian Rs. Thousands, unless otherwise stated)

(j) Earnings Per Share

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

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

(k) Cash and cash equivalents

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



VARISHTHA PROPERTY DEVELOPERS PRIVATE LIMITED
CIN: U45208TG2015PTC101839
Notes to Financial Statements for the year ended March 31, 2025
(All amounts in Indian Rs. thousands, unless otherwise stated)

	March 31, 2025	March 31, 2024
3 Deferred tax assets (net)		
Deferred tax asset arising on account of :		
Carry forward of Losses	13,386.12	5,066.86
	<u>13,386.12</u>	<u>5,066.86</u>
Reconciliation of deferred tax assets/ (liabilities) (net)		
Net deferred tax asset at the beginning of the year	5,066.86	-
Tax income/(expense) during the year recognized in profit and loss	8,319.27	5,066.86
Tax income/(expense) during the year recognized in OCI	-	-
	<u>13,386.13</u>	<u>5,066.86</u>
4 Assets for current tax (net)		
Advance income tax [net of provision for taxation Rs. Nil (March 31, 2024, Rs.Nil)]	217.61	-
	<u>217.61</u>	<u>-</u>
5 Other assets (Unsecured, considered good unless otherwise stated)		
a Non-current		
Advances for land contracts	6,846.75	-
	<u>6,846.75</u>	<u>-</u>
b Current		
Advances to suppliers	312.04	11.66
Duties and taxes recoverable	119.63	427.09
	<u>431.67</u>	<u>438.75</u>
6 Inventory		
Land Stock	5,16,613.74	-
	<u>5,16,613.74</u>	<u>-</u>
7 Cash and cash equivalents		
Cash on hand	-	-
Balances with banks		
In current accounts	8,250.26	12,392.62
Bank deposits with original maturity upto three months	-	2,39,868.92
	<u>8,250.26</u>	<u>2,52,261.54</u>



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	March 31, 2025	March 31, 2024
8 Equity share capital		
Authorized shares		
5000 (March 31, 2024 - 5000) equity shares of Rs. 100 each	500.00	500.00
Issued, subscribed and fully paid-up shares		
1000 (March 31, 2024 - 1000) equity shares of Rs. 100 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, 2025		March 31, 2024	
	Number	Rs. In thousands	Number	Rs. In thousands
Balance at the beginning of the year	1,000	100.00	1,000	100.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	1,000	100.00	1,000	100.00

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 100 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend.

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

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

	March 31, 2025		March 31, 2024	
	No. of shares	% holding in the class	No. of shares	% holding in the class
Equity shares of Rs. 100 each fully paid-up				
Provident Housing Limited	1,000	100.00%	1,000	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.



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d. Shares held by promoters
As at March 31, 2025

Class of equity shares : Equity shares of Rs.100 each

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Provident Housing Limited	1,000	-	1,000	100%	0%

As at March 31, 2024

Class of equity shares : Equity shares of Rs.100 each

Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Provident Housing Limited	1,000	-	1,000	100%	0%

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

Provident Housing Limited, the holding company

1000 (March 31, 2024 - 1000) equity shares of Rs. 100 each

100.00 100.00

9 Other equity

Reserves and surplus

Retained earnings

Balance at the beginning of the year

(15,087.48) (1,539.82)

Total comprehensive income for the year

(23,923.83) (13,547.66)

Balance at the end of the year

(39,011.31) (15,087.48)

Total other equity

(39,011.31) (15,087.48)

March 31, 2025 March 31, 2024

10 Borrowings

a Non-current borrowings

Unsecured

4,400 (March 31, 2024: 2,500) Listed Rated Unsecured Redeemable Non-Convertible Debentures of Rs. 1 lakhs each

5,01,577.19 2,69,447.37

5,01,577.19 2,69,447.37

Current maturities of long term borrowings disclosed under "Current borrowings"

(5,01,577.19) -

- 2,69,447.37

b Current

Unsecured

Loans from related parties (refer Note 20)

76,861.76 2,930.64

Current maturities of long term borrowings

Unsecured

4,400 (March 31, 2024: 2,500) Listed Rated Unsecured Redeemable Non-Convertible Debentures of Rs. 1 lakhs each

5,01,577.19 -

5,78,438.95 2,930.64

Note 2: Details of nature of security, guarantees given by directors and repayment terms of borrowings

Category of loan	March 31, 2025	March 31, 2024	Effective interest rate	Repayment details	Nature of security
Non-current borrowings:					
Debentures	-	2,69,447.37	12.35%	Repayable in full at the expiry of 5 years and 6 months	Unsecured
Current borrowings:					
Debentures	5,01,577.19	-	12.35%	Repayable in full at the expiry of 5 years and 6 months	Unsecured
Loans from related parties	76,861.76	2,930.64	-	Repayable on demand	Unsecured



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11 Trade payables

March 31, 2025 March 31, 2024

Trade payable		
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro and small enterprises		
Payable to others	5,381.40	344.70
	<u>5,381.40</u>	<u>344.70</u>

Disclosures of dues to Micro, Small and Medium enterprises

The information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has

The principal amount remaining unpaid	-	-
Interest due thereon remaining unpaid	-	-
The amount of interest paid by the buyer in terms of section 16 of the Micro,	-	-
The amount of interest due and payable for the period of delay in making	-	-
The amount of interest accrued during the year and remaining unpaid.	-	-
The amount of further interest remaining due and payable for earlier years	-	-

Trade payables Ageing Schedule
As at 31 March 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	5,381.40	-	-	-	5,381.40
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	<u>5,381.40</u>	-	-	-	<u>5,381.40</u>

As at 31 March 2024

	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	344.70	-	-	-	344.70
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	<u>344.70</u>	-	-	-	<u>344.70</u>

March 31, 2025 March 31, 2024

12 Other current liabilities

Statutory dues payable	836.75	31.92
Other payables	0.37	-
	<u>837.12</u>	<u>31.92</u>



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	March 31, 2025	March 31, 2024
13 Other income		
Interest on financial assets:		
Bank deposits	2,344.56	3,215.68
	<u>2,344.56</u>	<u>3,215.68</u>
14 (Increase)/ decrease in inventories of land stock and work-in-progress		
Inventory at the beginning of the year		
Land stock	-	-
Inventory at the end of the year		
Land stock	5,16,613.74	-
	<u>(5,16,613.74)</u>	<u>-</u>
15 Finance costs		
Interest on financial liabilities		
- On borrowings		
Interest on debentures*	41,948.00	20,295.85
Loan processing charges	181.82	151.52
Bank and other charges	348.95	2.95
	<u>42,478.77</u>	<u>20,450.32</u>
*Includes finance expense capitalized and included in inventory	14,230.00	-
16 Other expenses		
Legal and professional *	7,349.59	1,119.27
Rates and taxes	5,124.81	239.22
Security charges	3,493.09	-
Miscellaneous expenses	219.62	21.39
	<u>16,187.11</u>	<u>1,379.88</u>
* Payment to auditors [included in legal and professional charges]		
Audit fee	100.00	100.00
Reimbursement of expenses	-	-
	<u>100.00</u>	<u>100.00</u>



17 Fair value measurements

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

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

>The management assessed that the carrying values of cash and cash equivalents, trade payables, and other financial assets and liabilities (as listed below) approximate their fair values largely either due to their short-term maturities.

> The management assessed that the carrying values of borrowings and other financial assets and liabilities approximate their fair values based on cash flow discounting using parameters such as interest rates, tenure of instrument, creditworthiness of the customer and the risk characteristics of the financed project, as applicable.

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

Break up of financial assets/liabilities measured at amortised cost:	Notes	March 31, 2025	March 31, 2024
Financial assets :			
Trade receivables			
Cash and cash equivalents	7	8,250.26	2,52,261.54
		<u>8,250.26</u>	<u>2,52,261.54</u>
Financial liabilities :			
Current borrowings	10(b)	5,78,438.95	2,930.64
Trade payable	11	5,381.40	344.70
		<u>5,83,820.35</u>	<u>2,72,722.71</u>

18 Financial risk management

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

The Company's activities expose it to market risk, liquidity risk and credit risk.

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

a. Credit risk

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

Expected credit loss for trade receivables under simplified approach

The recoverability of trade receivables is assured as the registration of sold residential 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. The allowance for expected credit loss for current and previous years is Nil.

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. The break-up of cash and cash equivalents is as detailed in note 07.



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Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities

March 31, 2025	On demand	Less than 1 year	1 year to 4 years	4 years and above	Total
Financial liabilities - non-current					
Borrowings	-	-	-	-	-
Financial liabilities - current					
Borrowings	76,861.76	-	5,01,577.19	-	5,78,438.95
Trade payables	-	5,381.40	-	-	5,381.40
TOTAL	76,861.76	5,381.40	5,01,577.19	-	5,83,820.35

March 31, 2024	On demand	Less than 1 year	1 year to 4 years	4 years and above	Total
Financial liabilities - non-current					
Borrowings	-	-	-	2,69,447.37	2,69,447
Financial liabilities - current					
Borrowings	2,930.64	-	-	-	2,930.64
Trade payables	-	344.70	-	-	344.70
TOTAL	2,930.64	344.70	-	-	3,275.34

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.

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, 2025	March 31, 2024
Interest rates – increase by 50 basis points (50 bps)	1,725	625
Interest rates – decrease by 50 basis points (50 bps)	(1,725)	(625)

Note: The above impact is gross of interest to be inventorised to qualifying assets.

19 Capital Management

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

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

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

Particulars	March 31, 2025	March 31, 2024
Non current borrowings	-	2,69,447.37
Current borrowings	5,78,438.95	2,930.64
Less: Cash and cash equivalents	(8,250.26)	(2,52,261.54)
Net debt	5,70,188.69	2,89,563.84
Total equity	(38,911.31)	(14,987.48)
Gearing ratio	(14.65)	(19.32)

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



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20 Related party transactions

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

(i) Parties where control exists

Puravankara Limited- Ultimate Holding Company

ii) Holding Company

Provident Housing Limited

(iii) Key management personnel ('KMP')

Names

Mr. Ashish Ravi Puravankara

Mr. Patil D S

Ms. Preetha M K (w.e.f 19th February 2025)

Mr. Sanket Jaiswal (till 29th August 2024)

Designation

Director

Director

Company Secretary

Company Secretary

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

Particulars	Year ended March 31, 2025		Year ended March 31, 2024	
	Ultimate Holding Company	Holding Company	Ultimate Holding Company	Holding Company
Loans taken from				
Provident Housing Limited	-	4,50,000.00	-	2,484.79
Puravankara Limited	29,994.84	-	-	-
Loans repaid				
Puravankara Limited	703.81	-	-	-
Provident Housing Limited	-	4,05,359.91	-	-

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

Particulars	Year ended March 31, 2025		Year ended March 31, 2024	
	Ultimate Holding Company	Holding Company	Ultimate Holding Company	Holding Company
Loans taken				
Puravankara Limited	29,352.83	-	61.80	-
Provident Housing Limited	-	47,508.92	-	2,868.84

(4) Other information:

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

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



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21 Financial Ratios

a Ratio Numerator Denominator Current ratio Current Assets Current Liabilities

Ratios/Measures	March 31, 2025	March 31, 2024
Current Assets (A)	5,25,295.67	2,52,700.29
Current Liabilities (B)	5,84,657.47	3,307.26
Current Ratio (C) = (A) / (B)	0.90	76.41
% of change from previous year	-98.82%	

The ratio has changed mainly due to increase in current assets in the current year.

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

Ratios/Measures	March 31, 2025	March 31, 2024
Total Debt (A)	5,78,438.95	2,72,378.01
Shareholder's Equity (B)	(38,911.31)	(14,987.48)
Debt Equity ratio (C) = (A) / (B)	-14.87	-18.17
% of change from previous year	-18.20%	

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

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

Ratios/Measures	March 31, 2025	March 31, 2024
Loss after tax (A)	(23,923.83)	(13,547.66)
Closing Shareholders Equity (B)	(38,911.31)	(14,987.48)
Average shareholder's equity [(Opening + Closing)/2] (C)	(26,949.39)	(8,213.65)
Return on equity ratio (D) = (A) / (C) *	0.89	1.65
% of change from previous year	-46.18%	

The ratio has changed mainly due to increase in loss after tax

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

Ratios/Measures	March 31, 2025	March 31, 2024
Total purchases including other expenses (A)	16,187.11	1,379.88
Closing trade payables	5,381.40	344.70
Average Trade Payables [(opening + closing) /2] (B)	2863.05	891.36
Trade payables turnover ratio (C) = (A) / (B)	5.65	1.55
% of change from previous year	265.22%	

The ratio has changed mainly due to increase in other expenses



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e Ratio	Return on capital employed	
Numerator	Earning before interest and taxes	
Denominator	Capital Employed (Total equity and Total borrowings)	
Ratios/Measures	March 31, 2025	March 31, 2024
Loss after tax (A)	(23,923.83)	(13,547.66)
Adjustments:-		
Add: Total tax expenses (B)	(8,319.27)	(5,066.86)
Add: Finance cost (C) (net of amount inventorised)	(27,718.00)	(20,295.85)
Earnings before interest and tax (D) = (A) + (B) + (C)	(59,961.10)	(38,910.37)
Total Equity (E')	(38,911.31)	(14,987.48)
Total borrowings (F)	5,78,438.95	2,72,378.01
Capital Employed (G) = (E) + (F)	5,39,527.64	2,57,390.53
Return on capital employed (G) = (D) / (G)	(0.11)	(0.15)
% of change from previous year	-26.48%	

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

Notes :

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

22 Other Statutory Information

March 31, 2025 March 31, 2024

- | | | |
|---|-----|-----|
| i Details Of Utilisation Of Borrowings | | |
| The Company do not have any borrowings from banks and financial institutions during the year | | |
| ii Details Of Title Deeds Of Immovable Property Not Held In The Name Of The Company | Nil | Nil |
| iii Details Of Revaluation Of Immovable Property | Nil | Nil |
| iv Details Of Revaluation Of Intangibles | Nil | Nil |
| v Ageing Schedule Of Capital Work-In-Progress | Nil | Nil |
| vi Ageing Schedule Of Intangible Assets Under Development | Nil | Nil |
| vii Completion Schedule Of Capital Work-In-Progress Which Is Overdue Or Has Exceeded The Cost | Nil | Nil |
| viii Details of security of current assets against the borrowings | Nil | Nil |
| ix There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder | | |
| x The Company not have any transactions with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956. | | |
| xi The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period. | | |
| xii The Company have not traded or invested in Cryptocurrency transactions or Virtual Currency during the financial year. | | |
| xiii No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries. | | |
| xiv No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries. | | |
| xv The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the period. | | |
| xvi The Company is not a declared wilful defaulter by any bank or financial institution or any other lender. | | |
| xvii There are no approved schemes or arrangements which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013. | | |
| xviii The Company has complied with the number of layers prescribed under clause (87) of the Section 2 of the Companies Act read with Companies (Restriction on number of Layers) Rules, 2017. | | |
| xix The Company has not advanced any loans to promoters or directors or KMPs or any other related parties and also there are no loans and advances outstanding at the year end receivable from promoters or directors or KMPs or any other related parties. | | |



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Notes to Financial Statements for the year ended March 31, 2025
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23 Supplementary statutory information

	March 31, 2025	March 31, 2024
i. Earnings in foreign currency (on receipt basis)	Nil	Nil
ii. Expenditure in foreign currency (on accrual basis)	Nil	Nil
iii. Value of imports at CIF basis	Nil	Nil
iv. Contingent liabilities	Nil	Nil
v. Capital commitment	Nil	Nil
vi. Donation to political party	Nil	Nil

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

24 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.

25 Unhedged foreign currency exposure

March 31, 2025	March 31, 2024
Nil	Nil

26 Standards issued but not yet effective

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's financial statements are disclosed below. The Group will adopt this new and amended standard, when it becomes effective.

Lack of exchangeability – Amendments to Ind AS 21:

The Ministry of Corporate Affairs notified amendments to Ind AS 21 The Effects of Changes in Foreign Exchange Rates to specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows

The amendments are effective for annual reporting periods beginning on or after 1 April 2025. When applying the amendments, an entity cannot restate comparative information.

The amendments are not expected to have a material impact on the Group's financial statements

27 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. Additionally, the audit trail of relevant prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.

The management is taking steps to ensure that the books of account are maintained as required under the applicable statute.

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

Summary of material accounting policies 2.2

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

For and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited



Venkatesh Kamath S V
Partner
Membership No 202626





Ashish Ravi Puravankara
Director
DIN 00564524



Patil D S
Director
DIN 01599400



Preetha M K
Company Secretary



Place: Bengaluru
Date: 12-May-2025

Place: Bengaluru
Date: 12-May-2025