

Annual Accounts and Financial Statements

LOKHANDWALA KATARIA CONSTRUCTION PRIVATE LIMITED

For the Financial Year 2025-2026



INDEPENDENT AUDITOR'S REPORT

The Members of Lokhandwala Kataria Construction Private Limited Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of **Lokhandwala Kataria Construction Private Limited** ("the Company"), which comprise the balance sheet as at 31 March 2026, and the statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required, except for the matters described in the paragraph "Basis for Opinion" give a true and fair view in conformity with the Indian Accounting Principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, its Losses for the year and its cash flows for the year ended on that date unless otherwise specifically mentioned in the Report.

Disclaimer of Opinion

During the financial year 2020-21, the Company issued Non-convertible Debentures on private placement basis which are listed in a Stock Exchange. Notification dated 16th February 2015 issued by the Ministry of Corporate Affairs (MCA) in respect of the applicability of Companies Indian Accounting Rule, 2015. The Company need to have implemented Ind AS during the accounting year 31st March 2021. The definition of Listed Company amended vide Notification dated 19th February 2021 by the MCA and as per the said Notification the Company is not a Listed Company under the definition of Listed Company as per Section 2(52) of the Companies Act, 2013 with effect from 1st April 2021. The management has the opinion that as on the date of publishing the Financial Statement, the Company is not a listed company as per the definition of Section 2(52) of the Companies Act, 2013, which is the overriding section and hence the implementation of Ind AS is not applicable to the Company. The financial statement of the Company is prepared without considering the applicability of Ind AS. The financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting in accordance with the accounting principles generally accepted in India ('Indian GAAP') and comply with the Accounting standards prescribed in the Companies



(Accounting Standards) Rules and other relevant provisions of the Companies Act, 2013, to the extent applicable. Our report on the accounts of the Company is subject to above. We do not express any opinion on the accompanying financial statements of the company on the applicability of Ind AS.

Emphasis of Matters

The Company is having the negative Cash flow from its operating activities during the current year and also in the preceding previous years. Due to the continues negative cash flow of the company from the operating activities, there was major delays/default in payment of principal and interest on borrowings, payment of statutory liabilities, payment of salaries to the employees, payment to the creditors and other dues of the Company in the previous years. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company, due to the negative Cash flow from its operating activities during the current year and in the preceding previous years. In view of the continuously cash losses incurred by the Company and looking to the past defaults made by the Company of its payments, we reserve our opinion whether the Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due.

Key Audit Matters

- i. Various legal cases are filed against the Company including applications by various Financial Creditors before the National Company Law Tribunal (NCLT). In one of the case, the NCLT has admitted the application of one of the Financial Creditor Dalmia Group Holding on 8th August 2019 and the Insolvency Resolution Professional (IRP) was appointed by the NCLT. Subsequently the company entered into the deed of settlement with Dalmia Group Holding which was filed and approved by the NCLT and the IRP was withdrawn. As per the deed of settlement the net settled amount payable by the company to Dalmia Group Holding became the liability of Lokhandwala Infrastructure Private Limited and the outstanding amount in the books of the company is transferred to Lokhandwala Infrastructure Private Limited during the Financial Year 2019-20. Further against this loan the Company has given the Security by way of entering sale agreement of 5 (five) units having 9,524 (Nine thousand five hundred twenty four) square feet carpet area which are registered as sale agreement. Dalmia Group Holding sold all the 5 units of security to third party and the same is accounted as sale in the books of the company.*
- ii. The company availed various Term Loans from Indiabulls Housing Finance Limited (IBHFL). The supporting documents regarding the updated terms and conditions of the said Term Loans from IBHFL including the loan repayment schedule, rate of interest, penal interest, other charges etc. are not available with the company. The Term Loans from IBHFL was fully repaid by the Company during the financial year 2020-21 as per the final demand raised by the IBHFL. **In absence of adequate information, we reserve our opinion to all the disclosure and the impact in the Financial Statements of the matter related to the said Term Loans from IBHFL.***
- iii. Attention invited regarding the Non-convertible Debentures issued to Shapoorji Pallonji Development Managers Private Limited by the Company regarding the redemption premium payable by the Company. As there is no certainty/agreed amount*



regarding the redemption premium payable by the Company, no provisions regarding Debenture Redemption Premium is provided in the books of the Company. Further as per the Debenture Trust Deed (DTD), these debentures are to be redeemed before 30th September 2024. These debentures are not redeemed by the company.

- iv. The Company is irregular in payment of various statutory dues and filing of the statutory returns, including the payment of Tax Deduction at Sources (TDS), payment of Provident Fund (PF), Maharashtra Value Added Tax, Municipal Tax and filing of the returns. **No provision has made by the company in its books of account towards interest and penalty if any, on account of the delay in filing and payment of various statutory dues.** In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
- v. Various cases / litigations are filed against / by the Company in various forums. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
- vi. No provision made in the Books for Debenture Redemption Premium Reserve in absence of adequate profit during the year.
- vii. The premium/interest on debenture accrued but not due of the debentures issued are subject to confirmation from the Debenture Trustee / Debenture Holders.
- viii. No interest paid or provided by the Company regarding delay in payment made to Micro, Small and Medium Enterprises. In absence of adequate information, the same is not ascertainable.
- ix. The company has given advances to various parties in relation to its business. Out of the said advances an amount of Rs.11.73 Crores which is outstanding for a long period. No information is available with the company as regard to the present status of the said advance. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
- x. No amount provided in the books of the Company interest / penalty in default of payment of TDS amounting to Rs.2.67 Crores.
- xi. No provision for interest / premium are made on the debentures redeemed but not paid during the year. The same will be provided on actual payment basis.
- xii. No interest provided on the ICD for the year as no interest is received on the ICD till date. The same will be provided on actual receipts basis.
- xiii. The amount appears in the Financial Statements are subject to confirmation from the respective parties.

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI")



together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises of the Director's Report, Management Discussion and Analysis Report and Corporate Governance Report. These reports are expected to be made available to us after the date of this auditor's report.

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

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

Management's Responsibility for the Standalone Financial Statements

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

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



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

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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



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

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

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

Report on Other Legal and Regulatory Requirements

- 1) As required by the Companies (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, to the extent applicable.
- 2) As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the directors as on 31 March, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:



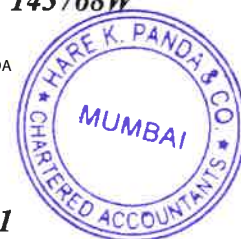
- i) The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements to the extent the Company is having the information about the same, *except as mentioned in this report* to the standalone financial statements;
- ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Hare K. Panda & Co.
Chartered Accountants
Firm Registration No. 143768W

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PANDA

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HARE KRUSHNA PANDA
Date: 2026.05.29
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H. K. Panda
Proprietor
Membership No. 105641
UDIN:26105641XMWGPW1541
Mumbai, 29th May 2026



Lokhandwala Kataria Construction Private Limited

“Annexure A” to the Independent Auditors’ Report – 31 March 2026

(Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory Requirements’ section of the Independent Auditor’s Report of even date to the members of Lokhandwala Kataria Construction Private Limited on the stand alone financial statements as at and for the year ended 31 March 2026)

<p>(i)</p>	<p>Maintaining records of Property, Plant, Equipment and intangible assets</p> <p>(a) (A) whether the company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.</p> <p>(B) whether the company is maintaining proper records showing full particulars of intangible assets;</p>	<p>The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.</p> <p>The Company do not have any intangible assets except of certain Computer Software for which the company maintained the particulars.</p>
	<p>(b) whether these Property, Plant and Equipment have been physically verified by the management at reasonable intervals; whether any material discrepancies were noticed on such verification and if so, whether the same have been properly dealt with in the books of account</p>	<p>The Property, Plant and Equipment were physically verified during the year by the Management in accordance with a regular program of verification which, in our opinion, provides for physical verification of all the Property, Plant and Equipment at reasonable intervals. According to information and explanations given to us, no material discrepancies were noticed on such verification</p>
	<p>(c) whether the title deeds of all the immovable properties. (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the company.</p>	<p>The Company do not own any immovable property.</p>
	<p>(d) whether the Company has revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year and, if so, whether the revaluation is based on the valuation by a Registered Valuer; specify the amount of change, if change is 10% or more in the aggregate of the net carrying value of each class of Property, Plant and Equipment or intangible assets;</p>	<p>No revaluation was done by the company during the previous year.</p> <p>The Company owns certain fixed assets such as Motor Car, Furniture & Fixture, Computer, Computer Software etc., which only ancillary to the business of the company. The value of these assets are not material to the size of the company.</p>

	(e) whether any proceedings have been initiated or are pending against the company for holding any Benami property under the "Benami Transactions (Prohibition) Act, 1988 and Rules made thereunder; if so, whether the Company has appropriately disclosed the details in its financial statements;	As per the information given by the Management, no proceedings have been initiated or are pending against the company for holding any Benami property under the "Benami Transactions (Prohibition) Act, 1988 and Rules made thereunder
(ii)	Physical verification of inventories (a) whether physical verification of inventory has been conducted at reasonable intervals by the management and whether, in the opinion of the auditor, the coverage and procedure of such verification by the management is appropriate; whether any discrepancies of 10% or more in the aggregate for each class of inventory were noticed and if so, whether they have been properly dealt with in the books of account;	In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification
	(b) whether during any point of time of the year, the Company has been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, from banks or financial institutions on the basis of security of current assets; whether the quarterly returns or statements filed by the Company with such banks or financial institutions are in agreement with the books of account of the Company. If not, give details.	The Company has not been sanctioned working capital limits in excess of Rs. 5 Crores, in aggregate, from banks or financial institutions on the basis of security of current assets.
(iii)	Repayment of investments, guarantee, security and loans granted by the Company Whether during the year the company has made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties. If so,	During the financial year 2025-2026, the company has not made investments in, not provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties.



	<p>(a) whether during the year the company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity, if so, indicate-</p> <p>A. the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates.</p> <p>B. the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates.</p>	<p>Nil during the year. However, during the year the loan given is increased by way of book entry due to sell of certain flats by Dalmia Group Holding amounting to Rs.41.00 Crores</p> <p>Loan or advances in the nature of loan given to associates companies in the earlier years and outstanding at the end of the year is Rs.126.76 Crores.</p> <p>Yearend outstanding Amount in the nature of Loan due certain apartments sold by Dalmia Group Holding amounting to Rs.126.76 Crores</p> <p>Corporate Guarantee given in the earlier years on behalf of associates company Rs.72.54 Crores and applicable interest thereon.</p> <p>Interest receivable on the loan or advances in the nature of loan given to associates companies in the earlier years and outstanding at the end of the year is Rs.32.99 Crores.</p> <p>Nil</p>
	<p>(b) whether the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest;</p>	<p>In absence of inadequate information regarding repayment schedule of the loans and advances, the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided, we are unable to comment whether they are prejudicial to the company's interest or not.</p>
	<p>(c) in respect of loans and advances in the nature of loans whether the schedule of repayment of principal and payment of interest has been stipulated and whether the repayments or receipts are regular;</p>	<p>The schedule of repayment of principal and payment of interest has not been stipulated and in the absence of such schedule, we are unable to comment on the regularity of the repayments or receipts of principal amounts and interest.</p>
	<p>(d) if the amount is overdue, state the total amount overdue for more than ninety days, and whether reasonable steps</p>	<p>There is no overdue amount remaining outstanding as at the balance sheet date.</p>



	have been taken by the company for recovery of the principal and interest;	
	(e) whether any loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties; If so, specify the aggregate amount of such dues renewed or extended or settled by fresh loans and the percentage of the aggregate to the total loans or advances in the nature of loans granted during the year.	No such cases.
	(f) whether the Company has granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment; if so, specify the aggregate amount, percentage thereof to the total loans granted, aggregate amount of loans granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013.	Total Loan and outstanding interest thereon Rs.200.75 Crores to the associates company, which is 100% of the loan granted by the Company.
(iv)	Compliance of Section 185 & 186 In respect of loans, investments, guarantees, and security whether provisions of section 185 and 186 of the Companies Act, 2013 have been complied with. If not, provide the details thereof.	In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 of the Companies Act, 2013 in respect of grant of loans, making investments and providing guarantees and securities. Further the provisions of Section 186 of the Act is not applicable to the Company, as it is engaged in the Real Estate Development (infrastructure activities).
(v)	Acceptance of deposits in respect of deposits accepted by the Company or amounts which are deemed to be deposits, whether the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed thereunder, where applicable, have been complied	No such cases.



	with? If not, the nature of such contraventions be stated; If an order has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal, whether the same has been complied with or not?	
(vi)	<p>Cost records</p> <p>whether maintenance of cost records has been specified by the Central Government under sub-section (1) of section 148 of the Companies Act and whether such accounts and records have been so made and maintained</p>	<p>The maintenance of cost records has been prescribed by the Central Government under section 148(1) of the Companies Act, 2013 and rules framed there under. However at present the Company does not fall under the criteria of which such records are required to be maintained. Hence the said rules are not applicable to the Company.</p>
(vii)	<p>Statutory dues</p> <p>(a) whether the company is regular in depositing undisputed statutory dues including Goods and Service Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities and if not, the extent of the arrears of outstanding statutory dues as on the last day of the financial year concerned for a period of more than six months from the date they became payable, shall be indicated;</p>	<p>The company is not regular depositing with the appropriate authorities of the undisputed statutory dues. There have been significant delays in deposit of the undisputed statutory dues in respect of Tax deducted at Source, Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, Value Added Tax, Goods and Service Tax (GST), Cess and other material statutory dues applicable to it to the appropriate authorities.</p> <p>The undisputed amount payable in respect of statutory dues in the books of the Company, which are outstanding as on the end of the financial year for a period more than six months from the date they became payable are as under:</p> <p>i. Property Tax – 12.03 Crores</p> <p>As there have been significant delays in deposit of the undisputed statutory dues in respect of Tax deducted at Source, Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, Value Added Tax, Goods and Service Tax (GST), Cess and other material statutory dues applicable to it to the appropriate authorities, the Company may liable to pay the interest, penalty etc. No amount is provided in the books of</p>



		the company of the interest, penalty etc. that may payable if any due to the delay in payments. <i>In absence of adequate information, we are unable to quantify the same.</i>
	(b) Whether statutory dues referred to in sub-clause (a) have not been deposited on account of any dispute, then the amounts involved and the forum where dispute is pending shall be mentioned. (A mere representation to the concerned Department shall not be treated as a dispute).	<p>i. Income Tax, AY 2017-18, CIT (A) – Dispute Tax - Rs. NIL (Current outstanding Rs. Nil)</p> <p>ii. Income Tax, AY 2018-19, CIT (A) – Dispute Tax Rs.2.38 Crores (Current outstanding Rs. NIL Crores)</p> <p>iii. Income Tax, AY 2022-23, CIT (A) – Dispute Tax - Rs. NIL (Current outstanding Rs. Nil)</p> <p>iv. Income Tax Penalty AY 10-11, CIT (A) Dispute Penalty – 0.04 Crores (Current outstanding Rs. Nil)</p> <p>v. Income Tax Penalty AY 11-12, CIT (A) Dispute Penalty – 0.34 Crores (Current outstanding Rs. Nil)</p> <p>vi. Income Tax, AY 2024-25, CIT (A) – Dispute Tax - Rs. NIL (Current outstanding Rs. Nil)</p>
(viii)	<p>Disclosure of transactions not recorded in the books:</p> <p>Whether any transactions not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961; if so, whether the previously unrecorded income has been properly recorded in the books of account during the year?</p>	No such cases.
(ix)	<p>Default in repayment of loans or other borrowings</p> <p>(a) whether the company has defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender? If yes, the period and the amount of default to be reported as per the format below:</p>	<p><u>Default Principal and Interest on Listed and Unlisted Debentures:</u></p> <p>The Company issued various debentures both listed and unlisted to various parties. As per the supplementary DTD, redemption dates of the debentures are started from 30th September 2024 (please refer to the repayment schedule mentioned in security details of the secured loan given in notes to the accounts). However, the Company is</p>



defaulted in payment of the principal redemption amount of both listed and un-listed debentures also defaulted in payment of interest on the un-listed debentures.

As on 31st March 2026, the following are the defaulted amount:

Default in payment of redemption amount of the listed debentures – Rs. 114.40 Crores

Default in payment of redemption amount of the un-listed debentures – Rs. 677.25 Crores

Default in payment of interest amount of the un-listed debentures – Rs. 144.34 Crores.

Details of the same are as under:

Default in payment of principal amount

Due Date	Amount in Rs. in Crores
30.09.2024	22.58
26.10.2024	225.75
31.10.2024	22.58
31.11.2024	22.58
31.12.2024	22.58
31.01.2025	22.58
28.02.2025	22.58
31.03.2025	22.58
30.04.2025	27.79
31.05.2025	31.68
30.06.2025	31.68
26.10.2025	316.75



Default in payment of interest amount

Due Date	Amount in Rs. in Crores
31.01.2024	5.37
29.02.2024	5.02
31.03.2024	5.37
30.04.2024	5.20
31.05.2024	5.37
30.06.2024	5.20
31.07.2024	5.37
31.08.2024	5.37
30.09.2024	5.20
26.10.2024	4.50
31.10.2024	0.87
31.11.2024	5.20
31.12.2024	5.37
31.01.2025	5.37
28.02.2025	4.85
31.03.2025	5.37
30.04.2025	5.20
31.05.2025	5.37
30.06.2025	5.20
31.07.2025	5.37
31.08.2025	5.37
30.09.2025	5.20
26.10.2025	4.50
31.10.2025	0.87



		30.11.2025	5.20
		31.12.2025	5.37
		31.01.2026	5.37
		28.02.2026	4.85
		31.03.2026	7.53
	(b) Whether the company is a declared wilful defaulter by any bank or financial institution or other lender?	No such cases in our knowledge	
	(c) Whether term loans were applied for the purpose for which the loans were obtained; if not, the amount of loan so diverted and the purpose for which it is used may be reported	The Company is not availed any term loan during the year.	
	(d) whether funds raised on short term basis have been utilised for long term purposes? If yes, the nature and amount to be indicated	No Such Cases	
	(e) whether the Company has taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures? If so, details thereof with nature of such transactions and the amount in each case	No such Cases	
	(f) whether the Company has raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies? If so, give details thereof and also report if the company has defaulted in repayment of such loans raised.	No such Cases	
(x)	Moneys raised by IPO, FPO & preferential allotment/ private placement of shares or convertible debentures		
	(a) whether moneys raised by way of initial public offer or further public offer (including debt instruments) during the year were applied for the purposes for which those are raised. If	N.A.	



	not, the details together with delays or default and subsequent rectification, if any, as may be applicable, be reported;	
	(b) whether the Company has made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year and if so, whether the requirements of Section 42 and Section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised. If not, provide details in respect of amount involved and nature of non-compliance	The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.
(xi)	Fraud reporting (a) whether any fraud by the company or any fraud on the Company has been noticed or reported during the year; If yes, the nature and the amount involved is to be indicated;	To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.
	(b) whether any report under sub-Section (12) of Section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules 2014 with the Central Government?	No
	(c) whether the auditor has considered whistle-blower complaints, if any, received during the year by the Company?	The Company do not have any system of whistle-blower complain, hence no comments
(xii)	Compliances by Nidhi Company (a) whether the Nidhi Company has complied with the Net Owned Funds	



	to Deposits in the ratio of 1:20 to meet out the liability	The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2020 is not applicable
	(b) whether the Nidhi Company is maintaining ten per cent unencumbered term deposits as specified in the Nidhi Rules, 2014 to meet out the liability;	NA
	(c) whether there has been any default in payment of interest on deposits or repayment thereof for any period and if so, the details thereof	NA
(xiii)	Compliance with section 177 and 188 whether all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable and the details have been disclosed in the Financial Statements etc., as required by the applicable accounting standards;	In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in financial statements etc. as required by applicable accounting standard.
(xiv)	Internal audit system (a) whether the company has an internal audit system commensurate with the size and nature of its business?	The Company has an internal audit commensurate with the size of its business. However the internal audit may be conducted in quarterly or monthly interval instead at the end of the year.
	(b) Whether the reports of the Internal Auditors for the period under audit were considered by the statutory auditor?	The reports of the Internal Auditors for the period under audit were considered for the purpose of Audit
(xv)	Non-cash transactions with directors whether the company has entered into any non-cash transactions with directors or persons connected with him and if so, whether the provisions of section 192 of Companies Act have been complied with;	In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its subsidiary or associate company or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable
(xvi)	Registration with Reserve Bank of India	

	(a) whether the company is required to be registered under section 45-1A of the Reserve Bank of India Act, 1934 and if so, whether the registration has been obtained.	The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.
	(b) whether the Company has conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act 1934	No such cases noticed.
	(c) whether the Company is a Core Investment Company (CIC) as defined under the Regulations by the Reserve Bank of India? If so, whether it continues to fulfil the criteria of a CIC and In case the company is an exempted or unregistered CIC, whether it continues to fulfil such criteria	No
	(d) Whether the Group has more than one CIC as part of the Group, If yes, indicate the number of CICs which are part of the Group.	No
(xvii)	Cash losses Whether the Company has incurred cash losses in the Financial Year and in the immediately preceding Financial year? If so, state the amount of cash losses.	Yes. The Company continuously incurring the cash losses in the preceding years and also during financial year. During the financial year 2025-2026, the Company incurred the Loss of Rs.251.01 Crores (PY Rs.316.19 Crores) (Net loss in P&L A/c Add Depreciation during the year)
(xviii)	Resignation of the statutory auditors whether there has been any resignation of the statutory auditors during the year? If so, whether the auditor has taken into consideration the issues, objections or concerns raised by the outgoing auditors?	No. NA.
(xix)	Capability of company of meeting its liabilities existing at the date of balance sheet, 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, the auditor's	The Company continuously incurring the cash losses in the preceding years and also during financial year. In view of the continuously cash losses incurred by the Company and looking to the past defaults made by the Company of its payments, we reserve our opinion whether the



	knowledge of the Board of Directors and management plans, whether the auditor is of the opinion that 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 as and when they fall due within a period of one year from the balance sheet date.	Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
(xx)	Transfer of amount remaining unspent under sub-section (5) of section 135 to Fund specified in Schedule VII (a) whether, in respect of other than ongoing projects, the company has transferred unspent amount to a Fund specified in Schedule VII to the Companies Act within a period of six months of the expiry of the financial year in compliance with second proviso to sub-section (5) of section 135 of the said Act.	No such cases
	(b) whether any amount remaining unspent under sub-section (5) of section 135 of the Companies Act, pursuant to any ongoing project, has been transferred to special account in compliance with the provision of subsection (6) of section 135 of the said Act;	No such cases
(xxi)	Reasons to be stated for unfavourable or qualified answers whether there have been any qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated	Not Applicable



	financial statements? If yes, indicate the details of the companies and the paragraph numbers of the CARO report containing the qualifications or adverse remarks	
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For Hare K. Panda & Co.
Chartered Accountants

Firm Registration No: 143768W

HARE KRUSHNA PANDA
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Date: 2026.05.29 16:50:23 +05'30'

H. K. Panda
Proprietor

Membership No. 105641

UDIN: 26105641XMWGPW1541

Mumbai, 29th May 2026



Lokhandwala Kataria Construction Private Limited
“Annexure – B” to the Independent Auditors’ Report – 31 March 2026
(Referred to in our report of even date)

Report on the Internal Financial Controls under Section 143(3)(i) of the Act

We were engaged to audit the internal financial controls over financial reporting of Lokhandwala Kataria Construction Private Limited (“the Company”) as at 31 March 2026 in conjunction with our audit of the 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 (“ICAI”). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit conducted in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the “Guidance Note”) and the Standards on Auditing to the extent applicable to an audit of internal financial controls, both issued by the ICAI.

Because of the matter described in Disclaimer of Opinion paragraph below, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on internal financial controls system over financial reporting of the Company.

Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that:

Meaning of Internal Financial Controls over Financial Reporting (continued)

- (a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (b) 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
- (c) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 evolution 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.

Disclaimer of Opinion

According to the information and explanation given to us, the Company has not established its internal financial control over financial reporting on criteria based on or considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the ICAI. Because of this reason, we are unable to obtain sufficient appropriate audit evidence to provide a basis for our opinion on whether the Company had adequate internal financial controls over financial reporting and whether such internal financial controls were operating effectively as at 31 March 2026.

We have considered the disclaimer reported above in determining the nature, timing, and extent of audit tests applied in our audit of the financial statements of the Company, and the disclaimer does not affect our opinion on the financial statements of the Company.

For Hare K. Panda & Co.
Chartered Accountants
Firm Registration No: 143768W

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Date: 2026.05.29 16:51:08
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H. K. Panda
Proprietor
Membership No. 105641
UDIN: 26105641XMWGPW1541
Mumbai, 29th May 2026



Lokhandwala Kataria Construction Private Limited

Balance Sheet

as at 31 March 2026

(Currency: Indian Rupees in Lakhs)

	Note	31 March 2026	31 March 2025
EQUITY AND LIABILITIES			
Shareholder's funds			
Share capital	3.1	2,521.31	2,521.31
Reserves and surplus	3.2	(1,59,750.73)	(1,34,657.65)
		(1,57,229.42)	(1,32,136.34)
Non-current liabilities			
Long-term borrowings	3.3	4,307.72	1,16,657.81
Long-term provision	3.4	114.73	165.38
		4,422.46	1,16,823.19
Current liabilities			
Short-term borrowings	3.5	16,208.46	207.47
Trade payables	3.6		
- Due to other than micro and small enterprises & Retention		6,639.10	9,752.18
Other current liabilities	3.7	2,39,265.56	1,33,859.15
Short-term provision	3.8	53.20	44.00
		2,62,166.32	1,43,862.80
TOTAL		1,09,359.35	1,28,549.65
ASSETS			
Non-current assets			
Fixed assets			
(i) Tangible assets	3.9	37.69	58.26
(ii) Intangible assets	3.9	3.25	3.90
		40.94	62.16
Deferred tax assets, net	3.25		
Long-term loans and advances	3.10	-393.04	187.50
Investment in Shares	3.11	4,579.44	4,579.44
Current assets			
Inventories	3.12	75,597.85	92,197.88
Trade receivables	3.13	3,198.15	9,469.97
Cash and bank balances	3.14	3,125.32	1,495.61
Short-term loans and advances	3.15	14,897.44	14,830.38
Other current assets	3.16	7,527.17	5,726.72
		1,04,345.93	1,23,720.56
TOTAL		1,09,359.35	1,28,549.65

Notes to the financial statements

3.1 to 3.54

The notes referred to above form an integral part of the financial statement.

As per our report of even date attached.

For **Hare K Panda & Co.**

Chartered Accountants

Firm's Registration No: 143768W

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H. K. Panda

Proprietor

Membership No: 105641

UDIN: 26105641XMGWPW1541

For and on behalf of the Board of Directors of
Lokhandwala Kataria Construction Private Limited
CIN: U45200MH1998PTC117468

Aliasgar
Mohammed
Lokhandwala

Digitally signed by
Aliasgar Mohammed
Lokhandwala

A.M.Lokhandwala

Director

DIN: 00219135

AKSHAY
ANAND
SAWANT

Digitally signed
by AKSHAY
ANAND
SAWANT

Akshay Sawant

Additional Director

DIN: 06998662

Hasan
Abdul
Hamid Khan

Digitally signed
by Hasan Abdul
Hamid Khan

Hasan Khan

Company Secretary

Membership no: A56076

Mumbai

Date: 29th May, 2026



Mumbai

Date: 29th May, 2026

Lokhandwala Kataria Construction Private Limited

Statement of Profit and Loss for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

	Note	Unaudited Quarter Ended 31 March 2026	Unaudited Quarter Ended 31 December 2025	Unaudited Quarter Ended 31 March 2025	Audited Year Ended 31 March 2026	Audited Year Ended 31 March 2025
Income						
Revenue from operations	3.17	15,031.02	1592.78	5,589.68	29,064.27	29,628.10
Other income	3.18	34.00	4.47	(116.25)	59.77	56.99
		<u>15,065.02</u>	<u>1,597.25</u>	<u>5,473.43</u>	<u>29,124.05</u>	<u>29,685.10</u>
Expenses						
Cost of materials consumed	3.19	12,767.13	1624.13	5,348.92	27,821.95	30,389.54
Employee benefits expense	3.20	19.77	64.35	41.97	188.11	234.61
Finance costs / Redemption Premium / Interest on NCD	3.21	7,203.60	5450.22	6,895.49	23,994.75	27,589.16
Depreciation and amortisation	3.22	1.85	1.85	26.88	7.41	34.32
Other expenses	3.23	1,258.68	391.74	1,542.15	2,204.91	3,022.16
		<u>21,251.03</u>	<u>7,532.29</u>	<u>13,855.42</u>	<u>54,217.13</u>	<u>61,269.77</u>
Profit / (loss) before tax		(6,186.01)	(5,935.04)	(8,381.99)	(25,093.08)	(31,584.68)
Tax expenses						
- Current tax						
- Deferred tax						
Profit / (loss) after tax		(6,186.01)	(5,935.04)	(8,381.99)	(25,093.08)	(31,584.68)
Basic and diluted earnings per share (Rs) (Face value of Rs 10 each)	3.23	(4,039.53)	(5,512.16)	(5,473.52)	(18,022.56)	(22,261.64)

Significant accounting policies

Notes to the financial statements

2
3.1 to 3.54

The notes referred to above form an integral part of the financial statement.

As per our report of even date attached.

For Hare K Panda & Co.
Chartered Accountants
Firm's Registration No: 143768W

HARE KRUSHNA PANDA
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Date: 2026.05.29 16:52:15 +05'30'

H. K. Panda
Proprietor
Membership No: 105641
UDIN: 26105641XMWGPW1541



For and on behalf of the Board of Directors of
Lokhandwala Kataria Construction Private Limited
CIN: U45200MH1998PTC117468

Aliasgar Mohammed Lokhandwala
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A.M.Lokhandwala
Director
DIN: 00219135

Hasan Abdul Hamid Khan
Digitally signed by Hasan Abdul Hamid Khan
Hasan Khan
Company Secretary
Membership no: A56076
Mumbai
Date: 29th May, 2026

AKSHAY ANAND SAWANT
Digitally signed by AKSHAY ANAND SAWANT

Akshay Sawant
Additional Director
DIN: 06998662



Mumbai
Date: 29th May, 2026

Lokhandwala Kataria Construction Private Limited

Statement of Profit and Loss

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

	Note	31 March 2026	31 March 2025
Income			
Revenue from operations	3.17	29,064.27	29,628.10
Other income	3.18	59.77	56.99
		<u>29,124.05</u>	<u>29,685.10</u>
Expenses			
Cost of materials consumed	3.19	27,821.95	30,389.54
Employee benefits expense	3.20	188.11	234.61
Finance costs / Redemption Premium / Interest on NCD	3.21	23,994.75	27,589.16
Depreciation and amortisation	3.22	7.41	34.32
Other expenses	3.23	2,204.91	3,022.16
		<u>54,217.13</u>	<u>61,269.77</u>
Profit / (loss) before tax		(25,093.08)	(31,584.68)
Tax expenses			
- Current tax			
- Deferred tax			
		<u>(25,093.08)</u>	<u>(31,584.68)</u>
Profit / (loss) after tax		(25,093.08)	(31,584.68)
Basic and diluted earnings per share (Rs)	3.23	<u>(18,022.56)</u>	<u>(22,261.64)</u>
(Face value of Rs 10 each)			

Significant accounting policies

Notes to the financial statements

2
3.1 to 3.54

The notes referred to above form an integral part of the financial statement.

As per our report of even date attached.

For **Hare K Panda & Co.**

Chartered Accountants

Firm's Registration No: 143768W

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H. K. Panda

Proprietor

Membership No: 105641

UDIN: 26105641XMWGPW1541

Mumbai

Date: 29th May, 2026

For and on behalf of the Board of Directors of
Lokhandwala Kataria Construction Private Limited
CIN: U45200MH1998PTC117468

Aliasgar
Mohammed
Lokhandwala

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Mohammed
Lokhandwala

A.M.Lokhandwala

Director

DIN: 00219135

Hasan Abdul
Hamid Khan

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Hamid Khan

Hasan Khan

Company Secretary

Membership no: A56076

Mumbai

Date: 29th May, 2026

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SAWANT

Akshay Sawant

Additional Director

DIN: 06998662



Lokhandwala Kataria Construction Private Limited

Cash flow statement

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

	31 March 2026	31 March 2025
Cash flow from operating activities :		
Net (loss) before tax	(25,093.08)	(31,584.68)
Adjusted for :		
Depreciation	7.41	34.32
Interest expenses	23,994.75	27,589.16
Loss/(Profit) on sale of fixed asset	10.61	5.25
Interest income on intercorporate deposit	-	-
Interest income from fixed deposit	(35.43)	(19.33)
	<u>23,977.33</u>	<u>27,609.39</u>
Operating (loss) before working capital changes	<u>(1,115.75)</u>	<u>(3,975.29)</u>
Changes in working capital		
(Increase) in inventories	16,600	16,882.86
Decrease in loans and advances	(67)	857.36
Increase / (decrease) in trade payables	(3,113)	1,119.09
(Increase) / decrease in trade receivables	6,272	(2,763.32)
Increase in other current Assets	(1,784)	(2,316.44)
Increase in other current liabilities	1,05,406	37,216.03
Increase in provisions	(41)	28.03
	<u>1,23,273</u>	<u>51,023.60</u>
Cash (used in) / generated from operations	<u>1,22,157</u>	<u>47,048.31</u>
Income tax (paid)	(206)	319.38
Net cash (used in)/ generated from operating activities	<u>1,21,952</u>	<u>47,367.69</u>
Cash flow from investing activities :		
Purchase of fixed assets	-	(6.41)
Proceeds from sale of fixed assets	3.20	0.73
Interest income	18.54	6.98
Net cash generated from investing activities	<u>21.74</u>	<u>1.30</u>
Cash flow from financing activities :		
Proceeds from borrowings	(96,349.09)	(19,804.70)
Repayment of borrowings		
Interest paid	(23,994.75)	(27,589.16)
Net cash generated from financing activities	<u>(1,20,343.84)</u>	<u>(47,393.85)</u>
Net (decrease) / increase in cash and cash equivalents	<u>1,629.72</u>	<u>(24.86)</u>
Cash and cash equivalents at the beginning of the year	<u>1,495.61</u>	<u>1,520.47</u>
Cash and cash equivalents at the end of the year (see below)	<u>3,125.32</u>	<u>1,495.61</u>



Lokhandwala Kataria Construction Private Limited

Cash flow statement (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

Notes :

1. The Cash flow statement has been prepared under the indirect method as set out in Accounting Standard - 3 ('AS 3') on Cash Flow Statement prescribed in Companies (Accounting Standard) Rules, 2006.

2. Components of cash and cash equivalents

Cash in hand	3.82	8.63
With scheduled banks		
- in current account	2,839.08	890.06
- Fixed deposits (deposits having original maturity of less than 3 months)	282.42	596.92
Other bank balances		
- Fixed deposits with maturity less than 12 months		
	3,125.32	1,495.61

As per our report of even date attached.

For **Hare K Panda & Co.**

Chartered Accountants

Firm's Registration No: 143768W

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Date: 2026.05.29
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H. K. Panda

Proprietor

Membership No: 105641

UDIN: 26105641XMWGPW1541

Mumbai

Date: 29th May, 2026

For and on behalf of the Board of Directors of
Lokhandwala Kataria Construction Private Limited

CIN: U45200MH1998PTC117468

Aliasgar
Mohammed
Lokhandwala

Digitally signed
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Lokhandwala

A.M.Lokhandwala

Director

DIN: 00219135

Akshay Sawant

Additional Director

DIN: 06998662

Hasan Abdul
Hamid Khan

Digitally signed
by Hasan Abdul
Hamid Khan

Hasan Khan

Company Secretary

Membership no: A56076

Mumbai

Date: 29th May, 2026

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Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2026

(Currency: Indian Rupees)

1 Background

Lokhandwala Kataria Construction Private Limited ('the Company') was incorporated on 15 December 1998 under the Companies Act 1956. The company is engaged in the business of real estate development and construction. The Company is currently developing and constructing "Minerva", a project sanctioned under Slum rehabilitation scheme.

2 Summary of significant accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting in accordance with the accounting principles generally accepted in India ('Indian GAAP') and comply with the Accounting standards prescribed in the Companies (Accounting Standards) Rules, 2006 which continue to apply under Section 133 of the Companies Act, 2013 ('the Act') read with rule 7 of the Companies (Accounts) Rules, 2014 and other relevant provisions of the Companies Act, 2013, to the extent applicable. The financial statements are presented in Indian rupees.

2.2 Going Concern

As of 31 March 2026, the Company's paid up capital is Rs 25,21,31,370 and correspondingly, the Company's accumulated losses aggregated to Rs.1644.59 Crores Revenue recognition is recognized for the first time in Financial Year 2017-18 compliance with the 'Guidance Note on Accounting for Real Estate Transactions (Revised 2012)' issued by the Institute of Chartered Accountants of India. Based on the support letters received from the directors and business plan adopted by the Board of Directors, the Company's management believes that the Company will continue to operate as a going concern and meet all its liabilities as they fall due for payment and consequently will be in a position to continue in operation for the foreseeable future, to realise its assets and to discharge its liabilities in the normal course of business.

Accordingly, these financial statements have been prepared on a going concern basis and do not include any adjustments relating to the recoverability and classification of recorded assets, or to amounts and classification of liabilities.

2.3 Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles ('GAAP') in India requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities as of the date of the financial statements, and the reported amounts of revenues and expenses during the reported period. The estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of the relevant facts and circumstances as of the date of the financial statements. Management believes that the assumptions used in these estimates are prudent and reasonable. Actual results may differ from the estimates used in preparing the accompanying financial statements. Any revision to accounting estimates is recognized prospectively in current and future periods.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2026

(Currency: Indian Rupees)

2 Summary of significant accounting policies (*Continued*)

2.4 Current / Non-current classification

The Schedule III to the Act requires assets and liabilities to be classified as either Current or Non-current.

An asset is classified as current when it satisfies any of the following criteria:

- (a) it is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is expected to be realised within twelve months after the balance sheet date; or
- (d) it is cash or a cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the balance sheet date.

All other assets are classified as non-current.

A liability is classified as current when it satisfies any of the following criteria:

- (a) it is expected to be settled in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is due to be settled within eighty two months after the balance sheet date; or
- (d) the Company does not have an unconditional right to defer settlement of the liability for at least eighty two months after the balance sheet date.

All other liabilities are classified as non-current.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out above which are in accordance with the Schedule III to the Act.

Operating Cycle:

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents.

Based on the nature of services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 184 months. The expected time for completion at the inception of the project was 82 months which was revised to 106 months and then revised to 148 months and then revised to 160 months and then revised to 172 months and then revised to 184 months and the current expected completion of the project is December 2026.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2026

(Currency: Indian Rupees)

2 Significant accounting policies (*Continued*)

2.5 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Income from real estate sales is recognized on the transfer of all significant risks and rewards of ownership to the buyers and it is not unreasonable to expect ultimate collection and no significant uncertainty exists regarding the amount of consideration. However if, at the time of transfer substantial acts are yet to be performed under the contract, revenue is recognized on proportionate basis as the acts are performed, i.e. on the percentage of completion basis.

Determination of revenues under the percentage of completion method necessarily involves making estimates by the Company, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project/activity and the foreseeable losses to completion. The estimates of cost are periodically reviewed by the Management and the effect of changes in estimates is recognised in the period such changes are recognised. When the total project cost is estimated to exceed total revenues from the project, the loss is recognised immediately.

Interest income is recognised on time proportion basis.

2.6 Employee benefits

(a) Short term employee benefits

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits. These benefits include compensated absences such as paid annual leave and sickness leave. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognized during the period.

(b) Long term employee benefits

(i) Defined contribution plans:

The Company's approved provident scheme is a defined contribution plan. The Company's contribution paid / payable under the schemes is recognised as expense in the statement of profit and loss during the year in which the employee renders the related service. The Company makes specified monthly contributions towards employee provident fund. The interest rate payable is being notified by the Government. There are no other obligations other than the contribution payable to the respective fund.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements *(Continued)*

for the year ended 31 March 2026

(Currency: Indian Rupees)

2 Significant accounting policies *(Continued)*

2.6 Employee benefits *(Continued)*

(b) Long term employee benefits *(Continued)*

(ii) Defined benefit plans:

The Company's gratuity benefit scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit scheme is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value, and the fair value of any plan assets is deducted.

The present value of the obligation under such defined benefit plan is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation are based on the market yields on Government securities as at the balance sheet date.

When the calculation results in a benefit to the Company, the recognised asset is limited to the net total of any unrecognised actuarial losses and past service costs and the present value of any future refunds from the plan or reductions in future contributions to the plan.

Actuarial gains and losses are recognized immediately in the statement of profit and loss.

(c) Other long term employee benefits

The Company's net obligation in respect of long-term employment benefits, other than gratuity, is the amount of future benefit towards leave that employees have earned in return for their service in the current and prior periods. The obligation is calculated using the projected unit credit method and is discounted to its present value and the fair value of any related assets is deducted. The discount rates used for determining the present value of the obligation under other long term employee benefits, are based on the market yields on Government securities as at the balance sheet date.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees)

2 Significant accounting policies (Continued)

2.7 Fixed assets and depreciation

Tangible fixed assets:

Fixed assets are stated at cost less accumulated depreciation and impairment loss, if any. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use.

Depreciation on fixed assets has been provided using the straight-line method in the manner and at the rates prescribed by Schedule II of the Act. Depreciation on addition/deletion of fixed asset made during the year is provided on pro-rata basis from / up to the date of each addition / deletion. The useful lives used are those specified in Schedule II of the Act as under

Assets	Life in no of years
Office equipment's	5 Years
Computers (including servers)	3 Years to 6 Years
Vehicles	8 Years
Furniture and fixtures	10 Years

During the previous year, the Company had revised the method of depreciation from the Written down value (WDV) method to Straight line method (SLM) with effect from 1 April 2014. The retrospective impact on depreciation due to the change in method aggregating Rs 5,140,272 (reversal) has been credited to the Statement of profit and loss in that year.

Pursuant to the Companies Act, 2013 being effective from 1 April 2014, the Company had aligned the useful life of fixed assets as per the useful life specified in Part 'C' of Schedule II of the Act.

Intangible fixed assets:

Intangible fixed assets represent software license purchased by the company and are amortized over an expected benefit period of five years using straight line method.

2.8 Inventories and project work in progress

Direct expenses like site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance and construction overheads are taken as the cost of construction work-in-progress.

Inventories are valued as lower of cost and net realisable value. Net realisable 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.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2026

(Currency: Indian Rupees)

2. Significant accounting policies (*Continued*)

2.9 Foreign currency transactions

Foreign exchange transactions are recorded at the spot rates on the date of the respective transactions. Exchange differences arising on foreign exchange transactions settled during the year are recognised in the statement of profit and loss.

Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are translated at the closing exchange rates on that date; the resultant exchange differences are recognised in the statement of profit and loss.

2.10 Taxation

Income tax expense comprises current income tax (i.e. amount of tax for the period determined in accordance with the income tax law), fringe benefits tax and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period). The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognised using the tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognised only if there is a virtual certainty of realisation of such assets. Deferred tax assets are reviewed at each balance sheet date and written down or written up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realised. No differed tax assets are created for the current financial year and immediate previous financial year.

2.11 Earnings per share (EPS)

The Basic EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding during the reporting period. Diluted EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity and dilutive equity equivalent shares outstanding during the year, except where the results would be anti-dilutive.

2.12 Impairment of assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the greater of the net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value based on an appropriate discount factor. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2026

(Currency: Indian Rupees)

2. Significant accounting policies (*Continued*)

2.13 *Borrowing costs*

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are treated as direct cost and are considered as part of the cost of such assets. A qualifying asset is an asset that necessarily requires a substantial period to get ready for its intended use or sale. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed beyond a reasonable time due to other than temporary interruption. All other borrowing costs are charged to the statement of profit and loss as incurred.

2.14 *Redemption Premium/Interest on Non-Convertible Debentures (NCD)*

Interest/Redemption Premium on the NCD is calculated being equal to 16.07% (sixteen point zero seven per cent) per annum from the Deemed Date of Allotment to that Redemption Date as calculated using the Excel Spreadsheet "XIRR" function and taking into account the principal amount and the amount of Coupon Payments, in each case, already paid in respect of that Debenture on or prior to that redemption date. The said amount is debited to the Profit and Loss Accounts. Further while considering the expected cost for completion of the Project "Minerva", the Interest/Redemption Premium on the NCD is not considered.

2.15 *Operating lease*

Lease rentals in respect of assets acquired on operating leases are recognised in the statement of profit and loss on straight line basis over the lease term.

2.16 *Provisions and contingent liabilities*

The Company has created a provision where there is present obligation as a result of a past event that probably requires an outflow of resources, and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible or a present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.1 Share capital

	31 March 2026	31 March 2025
Authorised capital		
150,000 (2022: 150,000) Equity shares (Class A) of Rs 10 each	15.00	15.00
100,000 (2022: 100,000) Equity shares (Class B) of Rs 10 each	10.00	10.00
750,000 (2022: 750,000) Equity shares (Class C) of Rs 10 each	75.00	75.00
25,250,000 (2022: 25,250,000) Preference shares of Rs 10 each	2,525.00	2,525.00
	2,625.00	2,625.00
Issued, subscribed and fully paid-up		
143,137 (2015: 143,137) Equity shares (Class A) of Rs 10 each, fully paid up	14.31	14.31
10,000 (2015: 10,000) Equity shares (Class B) of Rs 10 each, fully paid up	1.00	1.00
25,060,000 (2015: 25,060,000) 12% Optionally convertible cumulative redeemable preference shares of Rs 10 each, fully paid up.	2,506.00	2,506.00
	2,521.31	2,521.31

	31 March 2026		31 March 2025	
	Number	Value	Number	Value
Equity shares				
Shares outstanding at the beginning and end of the year -Class A	1.43	14.31	1.43	14.31
Shares outstanding at the beginning and end of the year -Class B	0.10	1.00	0.10	1.00

	31 March 2026		31 March 2025	
	Number	Value	Number	Value
12% Optionally convertible cumulative redeemable preference shares Rs				
Shares outstanding at the beginning and end of the year	250.60	2,506.00	250.60	2,506.00

B Terms / rights attached to shares

Equity shares

The Company has only three class of equity shares having a par value of Rs 10 per share. Class "A" shareholders have voting rights, Class "B" Shareholders have profit sharing rights and class "C" shares have been authorized but have not yet been issued. 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 in case of the 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. The distribution will be in proportion to the number of equity shares held by the shareholders.

25,060,000 optionally convertible cumulative preference shares of Rs 10 each.

The Company has one class of preference shares having a par value of Rs 10 per share. The preference shares do not carry any voting rights, even if dividend has remained unpaid for any year or dividend has not been declared by the Company for any year. Preference shares shall, subject to availability of profits during any financial year, be entitled to nominal dividend of 12% per year.

In the event of liquidation of the Company before conversion of the preference shares, the holders of convertible preference shares will have priority over equity shares in the payment of dividend and repayment of capital.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.1 Share capital (Continued)

C Details of shareholder holding more than 5% shares as at 31st March 2026 is as set out below.

Name of shareholder	March 31, 2026		March 31, 2025	
Class A				
Mr.Moiz Lokhandwala	29,675	20.73%	29,675	20.73%
Mr.Aliasgar Lokhandwala	29,675	20.73%	29,675	20.73%
Mr. Mohammed A Lokhandwala	13,650	9.54%	13,650	9.54%
Lokhandwala Infrastruture Pvt Ltd	70,137	49.00%	70,137	49.00%
Class B				
Mr. Mohammed A Lokhandwala	2,000	20.00%	2,000	20.00%
Mr.Moiz Lokhandwala	4,000	40.00%	4,000	40.00%
Mr.Aliasgar Lokhandwala	4,000	40.00%	4,000	40.00%
Preference shares				
Lokhandwala Infrastruture Pvt Ltd	2,50,60,000	100.00%	2,50,60,000	100.00%

The 12% Optionally convertible cumulative redeemable preference shares carry an option to convert all or any of the preference shares at any time prior to redemption into 'Class C' equity shares in the ratio of 1:1 at the option of the shareholders.

Disclosure of Shareholding of Promoters

Shares Held by promoters at the end of the year			% Change during
Promoter Name	No. of Shares	% of Total shares	
Class A			
Mr.Moiz Lokhandwala	29,675	20.73%	NIL
Mr.Aliasgar Lokhandwala	29,675	20.73%	NIL
Mr. Mohammed A Lokhandwala	13,650	9.54%	NIL
Lokhandwala Infrastruture Pvt Ltd	70,137	49.00%	NIL
TOTAL	1,43,137	100.00%	NIL
Class B			
Mr. Mohammed A Lokhandwala	2,000	20.00%	NIL
Mr.Moiz Lokhandwala	4,000	40.00%	NIL
Mr.Aliasgar Lokhandwala	4,000	40.00%	NIL
TOTAL	10,000	100.00%	NIL

Note: One of the permotor Late Moiz Lokhandwala expired on 27.09.2021. As no transfer forms received from legal hire, the shares are still in the name of Late Moiz Lokhandwala

3.2 Reserves and surplus

	31 March 2026	31 March 2025
Securities premium reserve at the commencement and end of the year	4,705.72	4,705.72
General reserves at the commencement and end of the year	2.44	2.44
(Deficit) as per statement of profit and loss		
At the commencement of the year	(1,39,365.81)	(1,07,781.13)
Add: Profit / (loss) for the year / Period	(25,093.08)	(31,584.68)
	(1,64,458.89)	(1,39,365.81)
Total reserves and surplus	(1,59,750.73)	(1,34,657.65)



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.3 Long-term borrowings

	31 March 2026	31 March 2025
Secured loans		
From Debentures		
- Non convertible debentures from Shapoorji Pallonji Development Managers Pvt Ltd.	4,307.72	6,190.42
- Non convertible debentures from Asia Pragati Real Estate Investment Fund (Earlier held by Real Estate Credit Opportunities Fund III - Listed)	-	9,100.00
- Non convertible debentures from Asia Pragati Real Estate Investment Fund (Earlier held by Real Estate Credit Opportunities Fund III - Unlisted)	-	22,575.00
Redemption Premium and/or Interest on NCD (Not payable within 12 months)	-	78,792.38
	4,307.72	1,16,657.81

3.4 Long-term provisions

	31 March 2026	31 March 2025
Provision for employee benefits:		
- Gratuity (refer note 3.25)	103.15	142.07
- Compensated absences (refer note 3.25)	11.59	23.31
	114.73	165.38

3.5 Short-term borrowings

	31 March 2026	31 March 2025
Unsecured loans		
From director	108.46	107.47
(Company has taken an interest free unsecured loan from M A Lokhandwala, which is repayable on		
From others	16,100.00	100.00
	16,208.46	207.47

3.6 Trade payables

	31 March 2026	31 March 2025
Trade payables towards goods purchased and services received		
- Due to Micro, Small and Medium Enterprises (refer note 3.32)	79.29	421.39
- Due to others	5,305.26	7,155.88
Retention money payable	1,254.56	2,174.92
	6,639.10	9,752.18

3.7 Other current liabilities

	31 March 2026	31 March 2025
Redemption Premium and/or Interest on NCD (Payable within 12 months) Asia Pragati Real Estate Investment Fund	1,07,883.10	10,145.01
NCD redemption amount payable	1,12,713.52	1,03,758.28
Accruals for expenses	4,036.34	3,539.31
Advance from customers	13,395.74	15,033.51
Payable to customers towards cancellation of flats	758.82	995.63
Other payables		
- Employee's payable	46.78	90.08
- Statutory dues payable		
Tax deduction at source payable	59.10	160.86
Professional tax payable	0.12	0.18
Provident fund payable	5.31	7.87
GST / Service Tax payable	366.72	128.43
	2,39,265.56	1,33,859.15



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) as at 31st March 2026

<u>Details of Security on Loans and Debentures:</u>	<u>Terms and condition for repayment:</u>
<p>A. <u>Non-Convertible Debentures issued to Shapoorji Pallonji Development Managers Private Limited</u></p> <p>As per the supplementary deed of the Debenture Trust Deed, the Debenture issued to SHAPOORJI PALLONJI DEVELOPMENT MANAGERS PRIVATE LIMITED is secured by way of 15 (Fifteen) identified units admeasuring in aggregate to 27,483 (Previous Year 21,192) square feet Carpet Area (collectively referred to as the "Units") forming part of the residential project known as "Minerva" (the "Project") constructed / being constructed on all that piece and parcel of land bearing C.S No.1(pt.) and 2(pt) of Lower Patel Division situated at J.R Boricha Marg, Mahalaxmi, Mumbai, admeasuring around 28,328.79 square meters or there about. As the tenure of the debenture may exceeds more than one year as per the option of the Management, the same is considered as Long term borrowings in the financial statements. In the event the debenture is paid/payable within the period of one year the same may be considered as under the head Other Current liabilities.</p>	<p>The redemption premium payable on the redemption of the Debentures is not ascertainable as the same is based on the future sale price of the units mortgaged to the Debenture Holder. However, the aggregate redemption premium shall not exceed 16% (sixteen percent) Internal Rate of Return in any event. Therefore, no provision for Redemption Premium is provided in the Books of Account for the year.</p> <p>The final redemption date is before 30th September 2024 or such extended period after 30th September as may be determined by the Debenture Holders which in any event shall not exceed an additional period of 1 (one) year thereof.</p>
<p>B. <u>Non-Convertible Debentures held by Asia Pragati Real Estate Investment Fund (some of the NCD were earlier held by Real Estate Credit Opportunities Fund – III)</u></p> <p>The Non-Convertible Debentures issued both listed and un-listed has been secured against "All that pieces or parcels of land/properties as under together with all the present and/or future structure, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed and /or constructed/to be constructed thereon and all the present and future rights, title and/or interests of M/S Lokhandwala Kataria Constructions Pvt. Ltd. therein: C.S. No. 1(pt) & 2(pt) of Lower Parel Division situated at J.R. Boricha Marg, Mahalaxmi, Mumbai, admeasuring around 28328.79 square meters owned by Municipal Corporation of Greater Mumbai and also and the Corporate Guarantee of Lokhandwala Infrastructure Private Limited and Personal Guarantee of Mr. Mohammed A Lokhandwala, Late Moiz M Lokhandwala</p>	<p>Both the listed and un-listed secured Non-convertible Debentures carries internal rate of return on the nominal value of the Debentures being equal to 16.07% (sixteen point zero seven per cent) per annum from the Deemed Date of Allotment to that Redemption Date as calculated using the Excel Spreadsheet "XIRR" function and taking into account the principal amount and the amount of Coupon Payments, in each case, already paid in respect of that Debenture on or prior to that redemption date.</p>



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) as at 31st March 2026

and Mr. Aliasgar Lokhandwala. The Security further more described as under:

- (a) the Project Land together with all rights, interest, benefits, claims and demands whatsoever of the Company in relation to the Project Land including all development rights of the Company in relation to the Project Land under the Development Agreement or otherwise;
- (b) the Unsold Units together with all rights, title, interest, benefits, claims and demands whatsoever of the Company in the Unsold Units and all development rights of the Company pertaining to the Unsold Units;
- (c) all Sold Units in relation to which the sale agreements are cancelled, revoked or terminated together with all rights, title, interest, benefits, claims and demands whatsoever of the Company in such units including development rights of the Company pertaining to such units;
- (d) all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to, under and in respect of the Project Accounts;
- (e) all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to, under and in respect of the Receivables together with all present and future, operating cash flows, receivables, moneys, securities, instruments, investments and other properties deposited in, credited to or required to be credited or required to be deposited or lying to the credit of the Project Accounts or liable to be credited to the Project Accounts (subject to the provisions of RERA);
- (f) all present and future moveable and current assets of the Company in relation to the Project and all other buildings, erections, constructions, furniture, fixtures and fittings of every description in relation to the Project on the Project Land and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to, under and in respect of such assets;
- (g) all Insurance Policies and Insurance Proceeds in relation to the Project; and
- (h) all permitted investments in accordance with and pursuant to the terms of the escrow agreement including all investment income and investment proceeds.
- (i) Pledging of entire Equity i.e Class A and Class B shares of Lokhandwala Kataria Construction Pvt. Ltd. held by Lokhandwala Infrastructure Private

The redemption dates of the Debentures were as under:

- i. 25% (Twenty Five Percent) – 26th October 2023
- ii. 25% (Twenty Five Percent) – 26th October 2024
- iii. 25% (Twenty Five Percent) – 26th October 2025
- iv. 25% (Twenty Five Percent) – 26th October 2026

Vide subsequent Supplemental Deed, the redemption dates of the debentures are now rescheduled as under:

- i. 2.50% (Two and half Five Percent) – 30th September 2024
- ii. 25% (Twenty Five Percent) – 26th October 2024
- iii. 2.50% (Two and half Five Percent) – 31st October 2024
- iv. 2.50% (Two and half Five Percent) – 30th November 2024
- v. 2.50% (Two and half Five Percent) – 31st December 2024
- vi. 2.50% (Two and half Five Percent) – 31st January 2025
- vii. 2.50% (Two and half Five Percent) – 28th February 2025
- viii. 2.50% (Two and half Five Percent) – 31st March 2025
- ix. 2.50% (Two and half Five Percent) – 30th April 2025



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) as at 31st March 2026

<p>Limited., Mr. Mohammed A Lokhandwala, Mr. Moiz M Lokhandwala and Mr. Aliasgar Lokhandwala.</p> <p>(j) Post-dated Cheques issued by the Company in respect of Coupon, Redemption Premiums and Principal Redemption amount of the Debentures.</p>	<p>x. 2.50% (Two and half Five Percent) – 31st May 2025</p> <p>xi. 2.50% (Two and half Five Percent) – 30th June 2025</p> <p>xii. 25% (Twenty Five Percent) – 26th October 2025</p> <p>xiii. 25% (Twenty Five Percent) – 26th October 2026</p>
<p>C. <u>Non-Convertible Debentures held by Asia Pragati Strategic Investment Fund and Allianz Global Investors GMBH.</u></p> <p>The security is same to the security offered in respect of the Non-Convertible Debentures held by Asia Pragati Real Estate Investment Fund</p>	<p>Debentures carries internal rate of return on the nominal value of the Debentures being equal to 18.50% per annum from the Deemed Date of Allotment to that Redemption Date as calculated using the Excel Spreadsheet "XIRR" function and taking into account the principal amount and the amount of Coupon Payments, in each case, already paid in respect of that Debenture on or prior to that redemption date.</p> <p>The redemption dates of the Debentures are 26th October 2024</p> <p>Vide approval letter from the Trustee and resolution of the Debenture Holders, dated 20th December 2024 the redemption dates of the debentures are now rescheduled as under:</p> <p>The redemption dates of the Debentures are 30th June 2025.</p> <p>The supplementary deed in this regard is yet to be entered.</p> <p>The company has redeemed the entire debentures of Asia Pragati Strategic Investment Fund and Allianz Global Investors GMBH. During the FY 2025-2026.</p>



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.8 Short-term provision

Employees benefits

Gratuity (refer note 3.27)

Compensated absences (refer note 3.27)

31 March 2026	31 March 2025
41.65	35.83
11.55	8.17
53.20	44.00

3.10 Long-term loans and advances

(Unsecured, considered good)

Advance tax and tax deducted at source

31 March 2026	31 March 2025
393.04	187.50
393.04	187.50

3.11 Investment in Shares

Ratan Infrastructure Private Limited - 1,31,99,937 (Fully paid) Equity shares of Rs.10/- each.

Ratan Real Estate Services Private Limited - 1,93,94,478 (Fully paid) Equity shares of Rs.10/- each.

Solo Commodities Private Limited - 1,31,99,937 (Fully paid) Equity shares of Rs.10/- each.

31 March 2026	31 March 2025
1,319.99	1,319.99
1,939.45	1,939.45
1,319.99	1,319.99
4,579.44	4,579.44

3.12 Inventories

Work in progress

Construction work in progress (Refer note 3.19)

31 March 2026	31 March 2025
75,597.85	92,197.88
75,597.85	92,197.88

3.13 Trade receivables

(Unsecured, considered good)

Outstanding for a period exceeding 6 months from the date they are due for payment

Other debts

(Trade Receivable ageing schedule refer note no.3.46)

31 March 2026	31 March 2025
3,198.15	9,469.97
3,198.15	9,469.97

3.14 Cash and bank balances

Cash and cash equivalents

Cash on hand

Bank balances with scheduled banks

- In current accounts

- Fixed deposit accounts

31 March 2026	31 March 2025
3.82	8.63
2,839.08	890.06
282.42	596.92
3,125.32	1,495.61
3,125.32	1,495.61



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.9 Fixed assets

Description of assets	Gross block			Accumulated depreciation / amortisation					Net block	
	As at 1 April 2025	Additions	Deductions / adjustments	As at 31 March 2026	As at 1 April 2025	Adjustments (refer note (a) below)	Charge for the year (refer note (b) below)	Deductions / adjustments	As at 31 March 2026	As at 31 March 2026
Intangible assets										
Computer software	7.69	-	-	7.69	3.79	-	0.65	-	4.44	3.25
	<i>17.98</i>	-	<i>10.29</i>	<i>7.69</i>	<i>12.99</i>	-	<i>0.82</i>	<i>10.02</i>	<i>3.79</i>	<i>3.90</i>
Total intangible assets (A)	7.69	-	-	7.69	3.79	-	0.65	-	4.44	3.25
	<i>17.98</i>	-	<i>10.29</i>	<i>7.69</i>	<i>12.99</i>	-	<i>0.82</i>	<i>10.02</i>	<i>3.79</i>	<i>3.90</i>
Tangible assets										
Computers	20.13	-	-	20.13	14.93	-	1.73	-	16.66	3.47
	<i>60.72</i>	-	<i>40.59</i>	<i>20.13</i>	<i>43.55</i>	-	<i>9.40</i>	<i>38.02</i>	<i>14.93</i>	<i>5.20</i>
Furniture and fixtures	44.70	-	-	44.70	17.10	-	2.76	-	19.86	24.84
	<i>45.81</i>	-	<i>1.11</i>	<i>44.70</i>	<i>14.59</i>	-	<i>3.62</i>	<i>1.11</i>	<i>17.10</i>	<i>27.60</i>
Office equipment	17.15	-	-	17.15	6.47	-	2.14	-	8.61	8.54
	<i>34.99</i>	<i>6.41</i>	<i>24.25</i>	<i>17.15</i>	<i>19.83</i>	-	<i>7.75</i>	<i>21.11</i>	<i>6.47</i>	<i>10.68</i>
Vehicles	293.15	-	290.55	2.59	278.37	-	0.12	276.75	1.75	0.85
	<i>293.15</i>	-	-	<i>293.15</i>	<i>265.65</i>	-	<i>12.73</i>	-	<i>278.37</i>	<i>14.77</i>
Total tangible assets (B)	375.13	-	290.55	84.57	316.87	-	6.76	276.75	46.89	37.69
	<i>434.67</i>	<i>6.41</i>	<i>65.95</i>	<i>375.13</i>	<i>343.62</i>	-	<i>33.50</i>	<i>60.24</i>	<i>316.87</i>	<i>58.26</i>
Total (A) + (B)	382.82	-	290.55	92.26	320.66	-	7.41	276.75	51.32	40.94
	<i>452.64</i>	<i>6.41</i>	<i>76.24</i>	<i>382.82</i>	<i>356.61</i>	-	<i>34.32</i>	<i>70.26</i>	<i>320.66</i>	<i>62.16</i>

Notes

- a. The transactions for the previous year are indicated in italics.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.15 Short-term loans and advances

(Unsecured, considered good)

	31 March 2026	31 March 2025
To parties other than related parties		
Advances to contractors and suppliers	884.56	958.82
Loans and advance to others	501.26	501.26
Loans and advance to employees	0.02	0.08
Deposit given	37.62	37.62
GST credit receivable (Net)	746.26	603.30
Prepaid expenses	11.53	13.11
To related parties		
Expenses recoverable *	39.47	39.47
Inter-corporate deposits repayable on demand **	12,676.73	12,676.73
	14,897.44	14,830.38

* Expenses recoverable from Group Companies in which all the directors of Company are director.

** Inter-corporate deposit given to Lokhandwala Infrastructure Private Limited in which all the directors of Company are director. The maximum amount outstanding during the year is
Loans & advances additional disclosure refer note no.3.47

3.16 Other current assets

	31 March 2026	31 March 2025
From related parties		
Interest accrued but not due on inter-corporate deposits	3,299.28	3,299.28
Other Receivables	4,100.00	2,316.44
From other than related parties		
Interest receivable on fixed deposit	127.89	111.00
	7,527.17	5,726.72

Interest accrued but not due on inter-corporate deposit given to Lokhandwala Infrastructure Private Limited in which all the directors of Company are director.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.17 Revenue from operations

	31 March 2026	31 March 2025
Sale of flats	27,232.83	28,684.10
Minerva - club membership & other chgs (Refer Note No.3.43)	1,831.44	944.00
	29,064.27	29,628.10

3.18 Other income

	31 March 2026	31 March 2025
Interest income from		
- Fixed deposits with banks	35.43	19.33
- Miscellaneous income	24.34	0.06
- Interest on Income Tax Refund	-	37.60
	59.77	56.99

3.19 Cost of materials consumed

	31 March 2026	31 March 2025
Expenditure incurred during the year:		
Opening project work in progress	92,197.88	1,09,080.74
<i>Additions during the year</i>		
Constructions and contractual payments	5,524.60	6,166.92
Rate and taxes	596.07	35.22
Professional fees and technical expenses	2,210.66	2,681.22
Tenants' compensations (Refer note No.3.42)	161.08	418.67
Finance cost (refer note 3.21)		
Other overheads	2,729.51	4,204.65
Total project expenditure	1,03,419.80	1,22,587.41
Less: transferred to construction work in progress (refer note 3.12)	(75,597.85)	(92,197.88)
Cost of Material Consumed	27,821.95	30,389.54

3.20 Employee benefits expense

	31 March 2026	31 March 2025
Salaries, wages and bonuses	148.41	185.37
Contribution to provident and other funds (refer note 3.27)	39.71	49.24
	188.11	234.61



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.21 Finance costs / Redemption Premium/Interest on NCD

	31 March 2026	31 March 2025
Interest		
-On term loans		
-On vehicle loans		
Redemption Premium /Interest on NCD	23,994.75	27,589.16
Other Borrowing cost		
- Loan processing and other charges		
	23,994.75	27,589.16
Less: finance cost transferred to construction work in progress		
	23,994.75	27,589.16

3.23 Other expenses

	31 March 2026	31 March 2025
Insurance	-	0.45
Travelling and conveyance	4.32	3.77
Rates and taxes	192.90	285.26
Legal, professional and other fees	77.73	107.38
Payment to auditors (refer note (a) below)	15.00	15.00
Advertisement and selling cost	780.96	942.27
Bank charges and commission	0.06	0.15
Printing and stationery	9.78	9.51
Recruitment expenses		
Prior Period Expenses	26.32	5.46
Directors Remuneration	217.43	171.28
Miscellaneous expenses	880.40	1,481.62
	2,204.91	3,022.16

Note: Audit fees provided at the end of the year.

(a) Payment to auditors

As auditor		
Statutory Audit Fees	15.00	15.00
	15.00	15.00

3.24 Segment reporting

The Company is engaged in the business of development of real estate in India which is the primary business segment. The Company has only one reportable business and geographical segment. Accordingly, these financial statements are reflective of the information required by the Accounting Standard 17, for the property development segment.

3.25 Deferred tax asset, net

As per the Accounting Standard 22, "Accounting for taxes on income", the Company would have a net deferred tax asset, primarily on account of unabsorbed depreciation and unabsorbed loss. Deferred tax assets are recognised only to the extent they are considered to be virtually certain of realisation. The deferred tax assets that may arise due to unabsorbed carried forward losses and depreciation are not recognised as it is not considered to be virtually certain of realisation. The Company does not foresee any adjustment of the current losses and carry forward losses in near future and hence no deferred tax assets created.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.26 Earnings per share

	31 March 2026	31 March 2025
Net profit/(loss) attributable to equity shareholders (A)	(25,093.08)	(31,585)
Less : Preference dividend (Notional)	(2,142.08)	(2,142)
Dividend distribution tax (Notional)	(364.05)	(364)
Net (loss) attributable to equity shareholders	(27,599.21)	(34,091)
Number of equity shares at the beginning and end of the year	1.53	1.53
Basic and diluted earnings per equity share (Face value of Re 1 per share) (A / B)	(18,022.00)	(22,261.64)

Potential equity shares in form of 12% optionally convertible cumulative redeemable preference shares are ignored in the calculation of diluted earnings per share, as on their conversion to equity shares, the results on the earnings per share from continuing ordinary activities would be anti-dilutive. Also refer schedule 3.30 (a).

3.27 Disclosure pursuant to Accounting standard 15 - 'Employee benefits'

Short-term employee benefits:

a) Provident fund:

Retirement benefits in the form of provident fund are defined contribution schemes and the contributions are charged to the statement of profit and loss in the year when the contributions to the respective funds are due. There are no other obligations other than the contribution payable to the provident fund. The amount debited to the statement of profit and loss for the year ended 31 March 2026 is Rs.39.70 (2025: 49.24)

Post-employment benefits:

b) Compensated absences:

The leave wages are payable to all eligible employees at the rate of daily salary for each day of accumulated leave on death or on resignation or upon retirement on attaining superannuation age. The liability towards compensated absences for the year ended 31 March 2026 based on actuarial valuation using the projected accrued benefit method amounting to Rs 7.16 (2025: Rs.2.99) has been recognized in the profit and loss account.

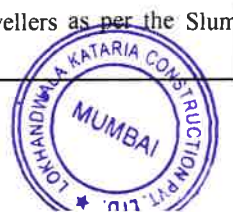
c) Gratuity:

The Company has a defined benefit gratuity plan. Every employee who has completed five years or more of service gets a gratuity on death or resignation or retirement at 15 days salary (last drawn salary) for each completed year of service. Amount of Rs 40,19,893 (2025: Rs.38,50,864) has been recognised in the statement of profit and loss on account of provision for gratuity.

3.28 Related party transactions (Continued)

3.29 Commitment

	31 March 2026	31 March 2025
a) Estimated amount of contracts remaining to be executed and not provided for (net of advances)	14,420.44	15,992.58
b) The Company is required to provide constructed accommodation free of costs to the original slum dwellers as per the Slum Rehabilitation Authority (SRA) scheme.		



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees)

3.28 Related party transactions

Parties where control exist :

A. Shareholders with substantial interest in voting power	Late Moiz Lokhandwala Mr. Aliasgar Lokhandwala
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Other related parties with whom transactions have taken place during the year :

B. Enterprises over which persons covered in (A) exercise significant influence	Lokhandwala Infrastructure Private Limited Lokhandwala Shelters India Private Limited Vista Homes Private Limited. Saikrupa Builders & developers Pvt Ltd Ratan Infrastructure Pvt Ltd Ratan Real Estate Services Pvt Ltd Solo Commodities Pvt Ltd. Ratan Builders & Developers Pvt Ltd Lokhandwala Housing & Infrastructure Pvt Ltd A . Rajabali
C. Relatives of persons mentioned in (A) above	Late Moiz Lokhandwala Mr. Aliasgar Lokhandwala Mr. Mohammed A Lokhandwala



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees)

3.28 Related party transactions (Continued)

Disclosure of transactions between the Company and related parties and the status of outstanding balances as at 31 March 2024

Details of transactions	Late Moiz Lokhandwala	Aliasgar Lokhandwala	Mohammed A Lokhandwala	Lokhandwala Infrastructure Private Limited	Lokhandwala Shelters India Private Limited	Saikrupa Builders & developers Pvt Ltd	Ratan Infrastructure Pvt Ltd	Ratan Real Estate Services Pvt Ltd	Solo Commodities Pvt Ltd.	Vista Homes Pvt Ltd	Ratan Builders & Developers Pvt Ltd	Lokhandwala Housing & Infrastructure Pvt Ltd	Others	Total
Project management fees (WIP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertisement and selling cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement of expenses paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement of expenses received	-	-	-	0.42	-	-	-	-	-	-	-	-	-	0.42
Loan received from director	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dividend receivable recovered from director	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Royalty paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Remuneration Paid	-	85.64	85.64	-	-	-	-	-	-	-	-	-	-	171.28
Loan taken	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan given	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Premium for buyback of flats	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advance/paid for Purchase of shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advance paid for Purchase of Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Adjustment (Sale of Flats)	-	-	-	2,316.44	-	-	-	-	-	-	-	-	-	2,316.44
Receivables						38.50				0.77			172.59	211.86
Inter corporate deposits	-	-	-	12,676.73	-	-	-	-	-	-	-	-	-	#####
Interest accrued and not due on deposits	-	-	-	3,299.28	-	-	-	-	-	-	-	-	-	3,299.28
Other receivables	-	-	-	2,316.44	-	-	-	-	-	-	-	-	-	2,316.44
Payables			107.47	1,788.40	-	50.00	659.69	1,263.01	659.69	-	0.25	0.25	-	4,528.77



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees)

3.28 Related party transactions (Continued)

Disclosure of transactions between the Company and related parties and the status of outstanding balances as at 31 March 2026

Details of transactions	Late Moiz Lokhandwala	Aliasgar Mohammed A Lokhandwala	Mohammed A Lokhandwala	Lokhandwala Infrastructure Private Limited	Lokhandwala Shelters India Private Limited	Saikrupa Builders & developers Pvt Ltd	Ratan Infrastructure Pvt Ltd	Ratan Real Estate Services Pvt Ltd	Solo Commodities Pvt Ltd.	Vista Homes Pvt Ltd	Ratan Builders & Developers Pvt Ltd	Lokhandwala Housing & Infrastructure Pvt Ltd	Others	Total
Project management fees (WIP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advertisement and selling cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement of expenses paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement of expenses received	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan received from director	-	0.99	-	-	-	-	-	-	-	-	-	-	-	0.99
Dividend receivable recovered from director	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Royalty paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Remuneration Paid	-	108.71	108.71	-	-	-	-	-	-	-	-	-	-	217.43
Loan taken	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan given	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Premium for buyback of flats	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advance/paid for Purchase of shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advance paid for Purchase of Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Adjustment (Sale of Flats)	-	-	-	1,783.56	-	-	-	-	-	-	-	-	-	1,783.56
Receivables														
Inter corporate deposits	-	-	-	12,676.73	-	38.50	-	-	-	0.77	-	-	171.39	210.66
Interest accrued and not due on deposits	-	-	-	3,299.28	-	-	-	-	-	-	-	-	-	3,299.28
Other receivables	-	-	-	4,100.00	-	-	-	-	-	-	-	-	-	4,100.00
Payables														
	-	0.99	107.47	1,788.40	-	50.00	659.69	1,263.01	659.69	-	0.25	0.25	-	4,529.76



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.30 Expenditure incurred in foreign currency (on payment basis)

	31 March 2026	31 March 2025
	Amount in INR	Amount in INR
Purchase of Material	-	-
Consultancy Services	-	9.82
Total	-	9.82

3.31 Unhedged foreign currency exposure

The un-hedged foreign currency exposure as on 31 March 2023 is given below:

Details	31 March 2026	31 March 2025
	Amount in INR	Amount in INR
Payables	-	-

3.32 Due to Micro, Small and Medium enterprises

Under the Micro, Small and Medium Enterprises Development Act, 2006, (MSMED) which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records available the management, there are no information available regarding the dues to the Micro and Small enterprises as defined in the Micro, Small and Medium Enterprises Development Act, 2006.

	31 March 2026	31 March 2025
Principal amount remaining unpaid to any supplier as at the year end	79.29	421.39
Interest due thereon		
Amount of interest paid by the Company in terms of Section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting year.		
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED		
Amount of interest accrued and remaining unpaid at the end of the accounting year		
Further Interest remaining due & payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise.		

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditor. No interest is paid or provided regarding delay in payments of principal made or to be made.

3.33 Contingent liabilities

- In absence of profit for the year, the Company has not provided for the dividend on Cumulative preference shares of Rs 2,406.75 (2025: Rs 2,142.08) and tax on such dividend of Rs 409.03 (2025: Rs 364.06). The unpaid cumulative preference dividend and tax on such dividend payable as at 31 March 2026 is Rs. 20,115.02 (2025: Rs 17,708.27).
- Bank guarantees given to Maharashtra Pollution Control Board of Rs. 50 Lakhs (2024: Rs 50 Lakhs)
- Amount that may payable for delay in completion of the project - Amount not ascertainable
- Amount that may payable for delay in payment of Statutory Dues - Amount not ascertainable
- Amount that may payable for the corporate guarantee given - Amount not ascertainable
- Amount that may payable due to various legal cases/ Suits filed against the Company - Amount not ascertainable
- Amount that may payable and / or not receivable from the flat buyers due to delay in completion of project
- Corporate guarantee on behalf of associate company Rs.72.54 Cr (previous year: 72.54 Cr.) & applicable interest thereon.

3.34 Domestic transfer pricing

The Company's domestic transactions with associated enterprises are at arm's length for the year ended 31 March 2026. Management believes that the Company's domestic transactions with associated enterprises post 31 March 2025 continue to be at arm's length and transfer pricing legislation will not have an impact on the financial statements particularly on the amount of tax expense for the year and the amount of provision for tax at the year end.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.35 The rebate given to various customer for GST, delay in project, deficiency/cancelation of amenities etc. amounting to Rs 1,722.78 (2025:Rs.2,739.24) is debited to Work in Progress Account as in the view management this expenses/rebate are directly related to the project

3.36 The company following the Percentage Completion Method while recognising the revenue from the sale of flats. The company has complied with the requirements as prescribed and started Recognition of Revenue in compliance with the Guidance Notes on Accounting for Real Estate Transactions (Revised 2012) issued by the Institute of Chartered Accountants of India.

3.37 Disclosure under Section 186 of the Companies Act 2013

The operations of the Company are classified as 'infrastructure facilities' as defined under Schedule VI to the Act. Accordingly, the disclosure requirements specified in sub-section (4) of Section 186 of the Act in respect of loans given, investment made or guarantee given or security provided and the related disclosures on purposes/ utilization by recipient companies, are not applicable to the Company.

3.38 Inter Corporate Deposit (ICD)

The company has given ICD to one of its group concern to Lokhandwala Infrastructure Pvt Ltd totaling to Rs 12,676.73 as on 31st March, 2026 (2025:12,676.73). Out of the said amount Rs 10,750.00 was given by the company to purchase its own shares as part of the business strategy.

3.39 Matter related to NCLT - Dalmia Group Holdings

One of the Financial Creditor Dalmia group Holdings filed a legal case against the company before the NCLT. The NCLT admitted the application of Dalmia Group Holdings and appointed Insolvency Resolution Professional (IRP). Subsequently the company entered into a deed of settlement with Dalmia Group Holdings which was filed and accepted by the NCLT and the IRP was withdrawn. As per the deed of settlement the net amount payable the Company to Dalmia Group Holdings is become the liability of Lokhandwala Infrastructure Private Limited and the outstanding amount in the books of the Company is transferred to Lokhandwala Infrastructure Private Limited. Further the Company has given 5 Flats of Minerva as security against the amount payable by Lokhandwala Infrastructure Private Limited. Dalmia Group Holding sold all the 5 flats to third party and the amount received against sale of flat was received by Dalmia Group Holding. In the books of the Company the same is considered as sale and other receivables from Lokhandwala Infrastructure Pvt Ltd.

3.40 Investment in Shares

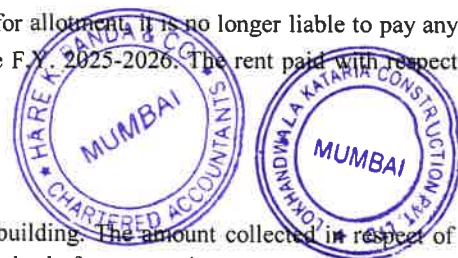
The Company invested a sum of Rs.4,579.44 (previous year Rs.4,579.44) to acquire the shares of Ratan Infrastructure Private Limited, Ratan Real Estate Services Private Limited and Solo commodities Private Limited from Lokhandwala Infrastructure Private Limited. These three companies where the Company acquired the shares, are in possession of three properties in the project Omkar 1973. All these three properties were used as security against the loan availed by the Company from Indiabulls Housing Finance Limited. Being the securities of these three companies used for the purpose of loan of the Company, as a strategic decision the Company acquire the shares of these three companies.

3.41 Tenants Compensation

As the Company is executing Slum Rehabilitation Project (SRA) the company is paying / providing rent to the slum dwellers. During F.Y.2021 -2022 the company completed all the buildings to be given to the slum dwellers as part of the project & intimated to Slum Rehabilitation Authority (SRA) for allotment of the same to the slum dwellers. However due to certain litigations initiated by slum dwellers regarding the allotment of the units to the slum dwellers, the allotment by SRA is yet to be completed. The Company believe as it has already completed the project for slum dwellers and also informed to the SRA for allotment, it is no longer liable to pay any further rent. Therefore no provision was made in the books towards rent payable for the F.Y. 2025-2026. The rent paid with respect from F.Y.2025-2026 are accounted as expenses on actual payment basis.

3.42 Club Membership & Other Charges

During F.Y.2025-2026 the company has received full occupation certificate of the sale building. The amount collected in respect of Club Membership and other charges from flat owners are booked as income under the head sale from operation.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

3.44 Debenture Redemption Reserve

The Company issued various debentures as on the date of this Balance Sheet. In absence of adequate profit by the Company during the year no Debenture Redemption Reserve is created for the year.

3.45 Trade Payables ageing schedule

As on 31.03.2026

a) MSME Creditors

Particulars	Outstanding for following periods from due date of payment			Total
	0 to 45 Days	45 to 60 Days	More Than 60 Days	
(i) MSME	38.74	0.19	40.36	79.29
(ii) Disputed dues - MSME	-	-	-	-

b) Others Creditors

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
(i) Others	598.58	178.34	320.16	5,462.73	6,559.81
(ii) Disputed dues - Others	-	-	-	-	-

Trade Payable ageing as on 31.03.2025

a) MSME Creditors

Particulars	Outstanding for following periods from due date of payment			Total
	0 to 45 Days	45 to 60 Days	More Than 60 Days	
(i) MSME	104.83	16.86	299.70	421.39
(ii) Disputed dues - MSME	-	-	-	-

b) Others Creditors

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
(i) Others	2,493.05	452.04	1,500.55	4,885.15	9,330.80
(ii) Disputed dues - Others	-	-	-	-	-

3.46 Trade Receivables ageing schedule

As on 31.03.2026

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
(i) Undisputed Trade Receivables-considered good	321.79	572.88	781.20	802.46	719.82	3,198.15
(ii) Undisputed Trade Receivables-considered doubtful						
(iii) Disputed Trade Receivables-considered good						
(iv) Disputed Trade Receivables-considered doubtful						

Trade Receivable ageing as on 31.03.2025

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
(i) Undisputed Trade Receivables-considered good	2,976.81	2,082.31	2,720.61	1,090.17	600.07	9,469.97
(ii) Undisputed Trade Receivables-considered doubtful						
(iii) Disputed Trade Receivables-considered good						
(iv) Disputed Trade Receivables-considered doubtful						



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

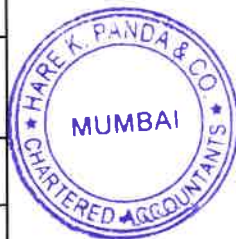
3.47 Loans or Advances in the nature of loans - Additional disclosures

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans & Advances in the nature of Loans
Promoters (Lokhandwala Infrastructure Private Limited)	16,776.73	99.77%
Directors	-	-
KMPs	-	-
Related Parties	39.47	0.23%
Total	16,816.19	100%

3.48 Relationship with struck off Companies

Nature of transactions with struck off company	Name of the struck off company	Balance Outstanding	Relationship with the struck off company, if any, to be disclosed
Investment in Securities	NIL	NIL	NIL
Receivables			
Payables			
Shares held by struck off company	NIL	NIL	NIL
Other outstanding balances (to be specified)			

3.49	Analytical Ratios	2025 - 2026	2024 - 2025	Reason for Variance
1	Current Ratio = Current Assets / Current Liabilities	0.86	1.29	Note No.3.49.1
2	Debt Equity Ratio = Total Debt / Shareholders equity	Not aplicable due to negative capital	Not aplicable due to negative capital	NA
3	Debt service Coverage Ratio	Not aplicable due to loss	Not aplicable due to loss	NA
4	Return of Equity = Net Profit after Tax / Average Shareholders Equity	Nil due to loss	Nil due to loss	NA
5	Inventory Turnover Ratio = Cost of goods sold / Average Inventory	NA	NA	NA
6	Trade Receivable Turnover Ratio = Net Credit sales / Average Account Receivable	NA	NA	NA
7	Trade Payable Turnover Ratio = Net Credit Purchase / Average Trade Payable	2.53	2.31	Note No.3.49.2
8	Net Capital Turnover Ratio = Net Sales / Working Capital	(0.17)	(1.42)	Note No.3.49.3
9	Net Profit Ratio = Net Profit after Tax / Net Sales	Nil due to loss	Nil due to loss	NA
10	Return on Capital Employed = Earning before interest & Tax / Capital Employed	Nil due to loss	Nil due to loss	NA
11	Return on Investment = Net Return on Investment / Cost of Investment x 100	Nil due to loss	Nil due to loss	NA



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2026

(Currency: Indian Rupees in Lakhs)

- 3.49.1** Due to redemption of debenture in the next one year, the current liabilities was increased hence reduction in current ratio.
- 3.49.2** As the finishing work of the project is in progress, most of the material are purchased by way of advances given. Therefore the Trade Payable turnover ratio was decreased.
- 3.49.3** Due to redemption of debenture in the next one year, the current liabilities was increased. Due to the same the working capital has been reduced substantially and the net Capital turnover ratio has decreased.
- 3.50** The amount receivable / payable from the flat buyers are accounted as per the percentage completion method followed by the Company in the books of accounts.
- 3.51** No Provision for Interest & redemption premium was made on the dembentures redeemed but not paid. The same will be made at the time of final settlement.
- 3.52** No interest provided on the Inter Corporate deposits given to Lokhandwala Infrastructure Pvt Ltd as no interest is actually received till date. The same will be provided on actual receipt basis.
- 3.53 Other matters**
Information with regard to other matters specified in Schedule III of the Act, is either nil or not applicable to the Company for the year.
- 3.54 Previous year comparatives**
Previous year's figures have been regrouped / reclassified where ever applicable.

As per our report of even date attached.

For **Hare K Panda & Co.**

Chartered Accountants

Firm's Registration No: 143768W

HARE KRUSHNA PANDA
Digitally signed by HARE KRUSHNA PANDA
Date: 2026.05.29 16:54:12 +05'30'

H. K. Panda

Proprietor

Membership No: 105641

UDIN: 26105641XMWGPW1541



Aliasgar
Mohammed
Lokhandwala

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Aliasgar Mohammed
Lokhandwala

A.M.Lokhandwala

Director

DIN: 00219135

AKSHAY ANAND SAWANT
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Akshay Sawant

Additional Director

DIN: 06998662

Mumbai

Date: 29th May, 2026

Hasan Abdul Hamid Khan
Digitally signed by Hasan Abdul Hamid Khan

Hasan Khan

Company Secretary

Membership no: A56076

Mumbai

Date: 29th May, 2026





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CIN NO. : U45200MH1998PTC117468

ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Audited Financial Results for quarter ended 31st March, 2026 and Year-to-date financial results - (Standalone) as per Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

In Rupees in Lakhs.

I.	Sr. No.	Particulars	Audited Figures for Quarter ended on 31.03.2026 (as reported before adjusting for qualifications)	Audited Figures for period ended on 31.03.2026 (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
	1.	Total Income	15,065.02	29,124.05	Not ascertainable
	2.	Total Expenditure	21,251.03	54,217.13	
	3.	Net Profit / (Loss)	(6,186.01)	(25,093.08)	
	4.	Earnings Per Share (Amount in Rs.)	(4,039.53)	(18,022.56)	
	5.	Total Assets	-	1,09,359.35	
	6.	Total Liabilities	-	1,09,359.35	
	7.	Net Worth	-		
	8.	Any other financial item(s) (as felt appropriate by the management)	NA	NA	
Audit Qualification (Each qualification separately)					
II	a.	During the financial year 2020-21, the Company issued Non-convertible Debentures on private placement basis which are listed in a Stock Exchange. Notification dated 16th February 2015 issued by the Ministry of Corporate Affairs (MCA) in respect of the applicability of Companies Indian Accounting Rule, 2015. The Company need to have implemented Ind AS during the accounting year 31st March 2021. The definition of Listed Company amended vide Notification dated 19th February 2021 by the MCA and as per the said Notification the Company is not a Listed Company under the definition of Listed Company as per Section 2(52) of the Companies Act, 2013 with effect from 1st April 2021. The management has the opinion that as on the date of publishing the Financial Statement, the Company is not a listed company as per the definition of Section 2(52) of the Companies Act, 2013, which is the overriding section and hence the implementation of Ind AS is not applicable to the Company. The financial statement of the Company is prepared without considering the applicability of Ind AS. The financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting in accordance with the accounting principles generally accepted in India ('Indian GAAP') and comply with the Accounting standards prescribed in the Companies (Accounting Standards) Rules and other relevant provisions of the Companies Act, 2013, to the extent applicable. Our report on the accounts of the Company is subject to above. We do not express any opinion on the accompanying financial statements of the company on the applicability of Ind AS.			
	b.	Type of Audit Qualification : Disclaimer Opinion			
	c.	Frequency of qualification: Repeated			
	d.	For Audit Qualification(s) where the impact is quantified by the auditor,			



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		Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i) Management's estimation on the impact of audit qualification: Due to the amendment in the definition of Listed Company Ind. AS is not applicable to the Company.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
III	a.	The Company is having the negative Cash flow from its operating activities during the current year and also in the preceding previous years. Due to the continues negative cash flow of the company from the operating activities, there was major delays/defaults in payment of principal and interest on borrowings, payment of statutory liabilities, payment of salaries to the employees, payment to the creditors and other dues of the Company in the previous years. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company, due to the negative Cash flow from its operating activities during the current year and in the preceding previous years. In view of the continuously cash losses incurred by the Company and looking to the past defaults made by the Company of its payments, we reserve our opinion whether the Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due.
	b.	Type of Audit Qualification : Informative statement
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i) Management's estimation on the impact of audit qualification: The management hopes that the Company will have profit soon and it will not have any adverse impact on future operations of the Company.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
IV	a.	Various legal cases are filed against the Company including applications by various Financial Creditors before the National Company Law Tribunal (NCLT). In one of the case, the NCLT has admitted the application of one of the Financial Creditor Dalmia Group Holding on 8th August 2019 and the Insolvency Resolution Professional (IRP) was appointed by the NCLT. Subsequently the company entered into the deed of settlement with Dalmia Group Holding which was filed and approved by the NCLT and the IRP was withdrawn. As per the deed of settlement the net settled amount payable by the company to Dalmia Group Holding became the liability of Lokhandwala Infrastructure Private Limited and the outstanding amount in the books of the company is transferred to Lokhandwala Infrastructure Private Limited during the Financial Year 2019-20. Further against this loan the Company has given the Security by way of entering sale agreement of 5 (five) units having 9,524 (Nine thousand five hundred twenty four) square feet carpet area which are registered as sale agreement. The units given to Dalmia Group Holding are not considered as sale in the books of the Company.
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i) Management's estimation on the impact of audit qualification: The cases filed against the Company in various forums will not have any impact on the operations/revenue of the Company since many of the cases are being settled with the parties.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report



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V	a.	The company availed various Term Loans from Indiabulls Housing Finance Limited (IBHFL). The supporting documents regarding the updated terms and conditions of the said Term Loans from IBHFL including the loan repayment schedule, rate of interest, penal interest, other charges etc. are not available with the company. The Term Loans from IBHFL was fully repaid by the Company during the financial year 2020-21 as per the final demand raised by the IBHFL. In absence of adequate information, we reserve our opinion to all the disclosure and the impact in the Financial Statements of the matter related to the said Term Loans from IBHFL
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i) Management's estimation on the impact of audit qualification: Company did not receive proper documentation/statements from IndiaBulls. In absence of same, it could not be provided for audit.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
VI	a.	Attention invited regarding the Non-convertible Debentures issued to Shapoorji Pallonji Development Managers Private Limited by the Company regarding the redemption premium payable by the Company. As there is no certainty/agreed amount regarding the redemption premium payable by the Company, no provisions regarding Debenture Redemption Premium is provided in the books of the Company. Further as per the Debenture Trust Deed (DTD), these debentures are to be redeemed before 30th September 2024. These debentures are not redeemed by the company.
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i) Management's estimation on the impact of audit qualification: The redemption premium amount will be ascertainable once the secured flats will be sold and the debentures are redeemed and hence the Company has not made any provision in the books of account.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
VII	a.	The Company is irregular in payment of various statutory dues and filing of the statutory returns, including the payment of Tax Deduction at Sources (TDS), payment of Provident Fund (PF), Maharashtra Value Added Tax, Municipal Tax and filing of the returns. No provision has made by the company in its books of account towards interest and penalty if any, on account of the delay in filing and payment of various statutory dues. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i) Management's estimation on the impact of audit qualification: Due to the uncertainty regarding the time required to pay the statutory dues, the Company could not do provision towards the amount of interest and penalty
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report



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VIII	a.	Various cases / litigations are filed against / by the Company in various forums. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: As per management's view, the cases filed against the Company will not have any impact on the operations of the Company. (ii) If management is unable to estimate the impact, reasons for the same: N.A (iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
IX	a.	No provision made in the Books for Debenture Redemption Premium Reserve in absence of adequate profit during the year.
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: First time
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Due to absence of adequate profit, no provision could be made. Provision will be made once there is adequate profit. (ii) If management is unable to estimate the impact, reasons for the same: N.A (iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
X	a.	The premium/interest on debenture accrued but not due of the debentures issued are subject to confirmation from the Debenture Trustee / Debenture Holders.
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Upon receiving confirmation from the debentureholders, the premium/interest will be confirmed. (ii) If management is unable to estimate the impact, reasons for the same: N.A (iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
XI	a.	No interest paid or provided by the Company regarding delay in payment made to Micro, Small and Medium Enterprises. In absence of adequate information, the same is not ascertainable
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:



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		(i) Management's estimation on the impact of audit qualification: The management hopes that all the payments will be done within prescribed timelines in future and there will be no delay.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
XII	a.	The company has given advances to various parties in relation to its business. Out of the said advances an amount of Rs.11.73 Crores which is outstanding for a long period. No information is available with the company as regard to the present status of the said advance. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
	b.	Type of Audit Qualification : Informative statement
	c.	Frequency of qualification: NA
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i) Management's estimation on the impact of audit qualification: The Company is taking all the necessary steps to recover the amount/and/or obtain the invoices of the service rendered.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
XIII	a.	No amount provided in the books of the Company interest / penalty in default of payment of TDS amounting to Rs.2.67 Crores
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: First time
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	(i) Management's estimation on the impact of audit qualification: The Company is taking necessary steps to apply to the appropriate authority for waiving of the interest and late filing fees
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
XIV	a.	No provisions for interest / premium are made on the debentures redeemed but not paid during the year. The same will be provided on actual payment basis
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: First time
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.	(i) Management's estimation on the impact of audit qualification: The Company is taking necessary steps with debenture holders to the approve amendments and restructuring of redemption of concerned debentures.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
XV	a.	No interest provided on the ICD for the year as no interest is received on the ICD till date. The same will be provided on actual receipts basis.



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	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: First time
	d.	For Audit Qualification(s) where the impact is quantified by the auditor,
	e.	Management's Views: NA
		(i) Management's estimation on the impact of audit qualification: The Company is taking necessary steps with ICD holders to restructuring the same.
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
XVI	a.	The amount appears in the Financial Statements are subject to confirmation from the respective parties.
	b.	Type of Audit Qualification : Qualified Opinion
	c.	Frequency of qualification: Repeated
	d.	For Audit Qualification(s) where the impact is quantified by the auditor,
	e.	Management's Views: NA
		(i) Management's estimation on the impact of audit qualification: The Company is taking necessary steps to get the confirmations from the respective parties
		(ii) If management is unable to estimate the impact, reasons for the same: N.A
		(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report

As per our report of even date

For Hare K Panda & Co.
Chartered Accountants

HARE KRUSHNA
PANDA

Digitally signed by HARE
KRUSHNA PANDA
Date: 2026.05.29
17:03:30 +05'30'

Hare K. Panda
Date: 29.05.2026
Place: Mumbai

For and on behalf of the Board
Lokhandwala Kataria Construction Private Limited

Aliasgar
Mohammed
Lokhandwala

Digitally signed by
Aliasgar Mohammed
Lokhandwala

Aliasgar M. Lokhandwala, Director (DIN – 00219135)
Date: 29.05.2026
Place: Mumbai

Lokhandwala Kataria Construction Pvt. Ltd.
Mumbai

Sub: Information under Regulation 52(4) of SEBI (LODR) Regulations, 2015

As per requirement of Regulation 52(4) of SEBI (LODR) Regulations 2015, we give below the following information in respect of the Listed Secured, Non- Convertible Debentures issued by the company as on March 31, 2026.

Sr. No.	Particulars	NCD - Tranche I (Scrip Code: 960212)	NCD - Tranche II (Scrip Code: 960281)	NCD - Tranche III (Scrip Code: 973921)	NCD - Tranche IV (Scrip Code: 974380)
1	NCD aggregating amount in Cr.	50	149	75	90
2	Outstanding Amount in Cr.	28.22	84.08	42.32	50.79
3	Credit Rating	Acuite C	Acuite C	Acuite C	Acuite C
4	Asset Cover available	3.99 times for Principal amount of the listed NCD excluding the Redemption Premium / Interest payable and outstanding as on 31.03.2026.			
5	Debt — Equity Ratio (no. of times)	The Net worth of the Company as on 31 st March 2026 is having the Negative balance and hence Debt Equity Ratio is not ascertainable.			
6	Previous due dates for payment of Interest /Principal & whether the same has been paid or not (pertaining to current reporting period):	No. Default redemption amount is Rs.15.72 Crores	No. Default redemption amount is Rs.46.84 Crores	No. Default redemption amount is Rs.23.57 Crores	No. Default redemption amount is Rs.28.29 Crores
7	Next due date for payment of interest / Principal.	The due date for Coupon payment on debenture is monthly and started from November 2022 and next partial redemption of Debenture is starting from 30 th September 2024 as per the revised payment schedule. The Company is defaulted in payment of the redemption amount starting from 30 th September 2024 to 31 st March 2026 amounting to Rs.114.41 Crores for Tranche I, Tranche II, Tranche III and Tranche IV. Interest is paid as per the schedule of payment except for the month of March 26 amounting to Rs.2.16 Crores. The next due date of redemption is 26 th October 2026.			
8	Debt Service Coverage Ratio (no. of times)	For the period ending 31 st March 2026, the Company incurred losses; hence Debt Service Coverage Ratio is not ascertainable.			

9	Interest Service Coverage Ratio (no. of times)	For the period ending 31 st March 2026, the Company incurred losses; hence Interest Service Coverage Ratio is not ascertainable.
10	Outstanding redeemable Preference Shares (Quantity & Valued)	Nil
11	Debenture Redemption Reserve (in Rs. Cr)	No provision made in the books for Debentures Redemption Reserve in absence of adequate profit during the year
12	Net Worth	Negative (-) Rs.1572.29/- Crores
13	Net profit / (Loss) after tax	Negative (-) Rs.250.93/- Crores
14	Earnings / (Loss) Per Share	Negative Earning due to Loss during the year
15	Current Ratio	0.40 (1043.45 / 2621.66)
16	Long Term Debt to Working Capital	Working Capital is negative
17	Bad Debts to Account Receivable	Nil / N.A.
18	Current Liability Ratio	2.40 (2621.66/1093.59)
19	Total Debts to Total Assets	2.20 ((43.07+162.08 + 1078.83 + 1127.14) / 1093.59)
20	Debtors Turnover	9.09 (290.64 / 31.98)
21	Inventories Turnover	0.38 (290.64 / 755.98)
22	Operating Margins (%)	N.A. due to loss
23	Net Profit Margins (%)	N.A. due to loss
24	Sector Specific Equivalent Ratio	N.A.

For Hare K Panda & Co.
Chartered Accountants
Firm Reg. No. 143768W

HARE
KRUSHNA
PANDA

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HARE KRUSHNA PANDA
Date: 2026.05.29
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H. K. Panda
Proprietor
Membership No. 105641
UDIN – 26105641IBJGVR8153

Place – Mumbai
Date - 29th May 2026



To
The Board of Directors
Lokhandwala Kataria Construction Private Limited
306, Ceejay House, Dr. Annie Besant Road,
Worli, Mumbai – 400 018

1. This certificate is issued in accordance with the terms of our engagement letter with reference no. SRS/EL/2022-23/8 dated September 28, 2022.
2. We, Hare K. Panda & Co., Chartered Accountants, the statutory auditor of The Lokhandwala Kataria Construction Private Limited (“the Company”), have been requested by the Management of the Company to certify book value of assets of the Company contained in Columns A to J of the Statement, and whether the Company has complied with financial covenants with respect to the listed secured non-convertible debentures issued and outstanding as at March 31, 2026 as given in note 4 of the Statement (“the debentures”).

The Statement is prepared by the Company from the audited books of accounts and other relevant records and documents maintained by the Company as at March 31, 2026 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD _ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of regulation 54 read with regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as “the SEBI Regulations”), as amended, for the purpose of submission to Vistra ITCL (India) Limited, Debenture Trustee of the Non-Convertible debentures (hereinafter referred to as “the Debenture Trustee”) issued by the Company and outstanding as at March 31, 2026.

Management’s Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the terms of Offer Document / Information Memorandum / Debenture Trust Deed.

Auditor's Responsibility

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD _ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the book values of the assets of the Company contained in Columns A to J of the Statement have been accurately extracted and ascertained from the unaudited books of accounts of the Company and other relevant records and documents maintained by the Company, and whether the Company has complied with financial covenants of the debentures.
6. A limited assurance engagement involves making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. The procedures performed vary in nature and timing from a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the statement:

- a) Obtained the Statement from the management.
 - b) Verified that the information contained in the Statement have been accurately extracted and ascertained from the unaudited books of accounts of the Company as at and for the period ended March 31, 2026 and other relevant records and documents maintained by the Company, in the normal course of its business.
 - c) Verified and examined the arithmetical and clerical accuracy of the information included in the Statement.
 - d) Reviewed the terms of Offer Document / Information Memorandum / Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets of the Company.
 - e) Obtained Register of Charges kept by the Company as per the requirements of the Companies Act, 2013 to understand the composition of charges already created on assets of the company.
 - f) Read the terms relating to financial covenants of the debentures and recomputed the financial covenants.
 - g) Performed necessary inquiries with the management and obtained necessary representations.
7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI). This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
 8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review



Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information and explanations provided to us by the Management of the Company, nothing has come to our attention that causes us to believe that the book values of the assets of the Company contained in Columns A to J of the Statement have not been accurately extracted and ascertained from unaudited books of accounts of the Company for the period ended and as at March 31, 2026 and other relevant records and documents maintained by the Company and that the Company has not complied with financial covenants of the debentures.

Restriction on Use

10. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to the Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For Hare K. Panda & Co.

Chartered Accountants

(Firm's Registration No. 143768W)

HARE KRUSHNA PANDA
Digitally signed by HARE
KRUSHNA PANDA
Date: 2026.05.29
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H. K. Panda

Partner

(Membership No. 105641)

Mumbai, 29th May, 2026

UDIN: 26105641FDLLJN6694

		Exclusive Security Cover Ratio			Pari - Passu Security Cover Ratio										

b) Compliance of all the covenants/terms of the issue in respect of listed debt securities of the listed entity

We have examined the compliances made by the listed entity in respect of the all the covenants/terms of the issue of the listed debt securities (NCD's) and certify that the company has complied with all the covenants/terms of the issue by the listed entity except as stated below: **-NA**