

**Annual Accounts and Financial Statements**  
**(Consolidation)**

**LOKHANDWALA KATARIA CONSTRUCTION PRIVATE LIMITED**

**For the Financial Year 2024 - 2025**



## **INDEPENDENT AUDITOR'S REPORT**

### **The Members of Lokhandwala Kataria Construction Private Limited Report on the Audit of the Consolidated Financial Statements**

#### **Opinion**

We have audited the consolidated financial statements of **Lokhandwala Kataria Construction Private Limited** ("the Company"), which comprise the balance sheet as at 31 March 2025, and the statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the consolidated 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 consolidated 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 2025, 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 16<sup>th</sup> 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 31<sup>st</sup> March 2021. The definition of Listed Company amended vide Notification dated 19<sup>th</sup> 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 1<sup>st</sup> 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/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.*

### **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 8<sup>th</sup> 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. During the year Dalmia Group Holding sold 3 units of the 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 30<sup>th</sup> 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.9.24 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. Rs.9.95 Crores appearing in the Traces site as amount payable for default in TDS. The Company has not filled any appeal against TDS demand and also no amount provided in the books of the Company.*
- 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 consolidated 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 consolidated 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 consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

### **Management’s Responsibility for the Consolidated 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 consolidated 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated 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 Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 consolidated 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 consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the consolidated 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 consolidated 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 consolidated 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, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 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 consolidated financial statements to the extent the Company is having the information about the same, *except as mentioned in this report* to the consolidated 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. 14376811**

**H. K. Panda**  
**Proprietor**

**Membership No. 105641**

**UDIN: 25105641BMLBNW3399**

**Mumbai, 29<sup>th</sup> May 2025**





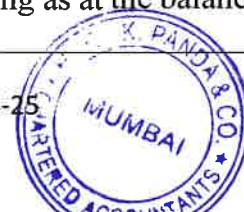
**Lokhandwala Kataria Construction Private Limited****“Annexure A” to the Independent Auditors’ Report – 31 March 2025**

(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 2025)

<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 &amp; 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 2024 - 25, 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.23.16 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.182.91 Crores to the associates company, which is 100% of the loan granted by the Company.
(iv)	<p>Compliance of Section 185 &amp; 186</p> <p>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.</p>	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)	<p>Acceptance of deposits</p> <p>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</p>	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>
	<p>(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>	<p>i. Income Tax, AY 2017-18, ITAT – Dispute Tax - Rs. NIL (Current outstanding Rs. Nil)</p> <p>ii. Income Tax, AY 2018-19, ITAT – 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><u>Subsidiary</u></p> <p>i. Income Tax, AY 2028-29, CIT (A) – Dispute Tax Rs.14.17 Crores. (Current outstanding Rs.14.17 Crores)</p> <p>ii. TDS not paid Rs.0.05 Crores</p> <p>Apart from the above, Rs.9.95 Crores appearing in the Traces site as amount payable for default in TDS. The Company has not filed any appeal against TDS demand and no amount provided in the books of the Company.</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</p>	



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:

Default Principal and Interest on Listed and Unlisted Debentures:

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 30<sup>th</sup> 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 defaulted in payment of the principal redemption amount of both listed and unlisted debentures also defaulted in payment of interest on the un-listed debentures.

As on 31<sup>st</sup> March 2025, the following are the defaulted amount:

Default in payment of redemption amount of the listed debentures – Rs. 154.70 Crores

Default in payment of redemption amount of the un-listed debentures – Rs. 383.78 Crores

Default in payment of interest amount of the un-listed debentures – Rs. 78.97 Crores.

Details of the same are as under:

Default in payment of principal amount

Due Date	Amount in Rs
30.09.2024	31,67,50,000
26.10.2024	3,16,75,00,000
31.10.2024	31,67,50,000
31.11.2024	31,67,50,000
31.12.2024	31,67,50,000
31.01.2025	31,67,50,000
28.02.2025	31,67,50,000
31.03.2025	31,67,50,000



		<table><tr><th colspan="2">Default in payment of interest amount</th></tr><tr><th>Due Date</th><th>Amount in Rs</th></tr><tr><td>31.01.2024</td><td>5,36,85,205</td></tr><tr><td>29.02.2024</td><td>5,02,21,644</td></tr><tr><td>31.03.2024</td><td>5,36,85,205</td></tr><tr><td>30.04.2024</td><td>5,19,53,425</td></tr><tr><td>31.05.2024</td><td>5,36,85,205</td></tr><tr><td>30.06.2024</td><td>5,19,53,425</td></tr><tr><td>31.07.2024</td><td>5,36,85,205</td></tr><tr><td>31.08.2024</td><td>5,36,85,205</td></tr><tr><td>30.09.2024</td><td>5,19,53,425</td></tr><tr><td>26.10.2024</td><td>4,50,26,301</td></tr><tr><td>31.10.2024</td><td>86,58,904</td></tr><tr><td>31.11.2024</td><td>5,19,53,425</td></tr><tr><td>31.12.2024</td><td>5,36,85,205</td></tr><tr><td>31.01.2025</td><td>5,36,85,205</td></tr><tr><td>28.02.2025</td><td>4,84,89,863</td></tr><tr><td>31.03.2025</td><td>5,36,85,205</td></tr></table>	Default in payment of interest amount		Due Date	Amount in Rs	31.01.2024	5,36,85,205	29.02.2024	5,02,21,644	31.03.2024	5,36,85,205	30.04.2024	5,19,53,425	31.05.2024	5,36,85,205	30.06.2024	5,19,53,425	31.07.2024	5,36,85,205	31.08.2024	5,36,85,205	30.09.2024	5,19,53,425	26.10.2024	4,50,26,301	31.10.2024	86,58,904	31.11.2024	5,19,53,425	31.12.2024	5,36,85,205	31.01.2025	5,36,85,205	28.02.2025	4,84,89,863	31.03.2025	5,36,85,205
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28.02.2025	4,84,89,863																																					
31.03.2025	5,36,85,205																																					
	(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	No Such Cases																																				



	purposes? If yes, the nature and amount to be indicated	
	(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 not, the details together with delays or default and subsequent rectification, if any, as may be applicable, be reported;	The proceeds from the issue of NCD during the FY 2023-24 were utilized by the Company towards its project Minerva only after duly approved by the NCD representatives.
	(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)	<p>Fraud reporting</p> <p>(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;</p>	<p>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.</p>
	<p>(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?</p>	<p>No</p>
	<p>(c) whether the auditor has considered whistle-blower complaints, if any, received during the year by the Company?</p>	<p>The Company do not have any system of whistle-blower complain, hence no comments</p>
(xii)	<p>Compliances by Nidhi Company</p> <p>(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</p>	<p>The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 is not applicable</p>
	<p>(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;</p>	<p>NA</p>
	<p>(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</p>	<p>NA</p>
(xiii)	<p>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;</p>	<p>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.</p>





(xiv)	<p>Internal audit system</p> <p>(a) whether the company has an internal audit system commensurate with the size and nature of its business?</p>	<p>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.</p>
	<p>(b) Whether the reports of the Internal Auditors for the period under audit were considered by the statutory auditor?</p>	<p>The reports of the Internal Auditors for the period under audit were considered for the purpose of Audit</p>
(xv)	<p>Non-cash transactions with directors</p> <p>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;</p>	<p>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</p>
(xvi)	<p>Registration with Reserve Bank of India</p> <p>(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.</p>	<p>The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.</p>
	<p>(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</p>	<p>No such cases noticed.</p>
	<p>(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</p>	<p>No</p>



	(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)	<p>Cash losses</p> <p>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.</p>	<p>Yes. The Company continuously incurring the cash losses in the preceding years and also during financial year. During the financial year 2024-25, the Company incurred the Loss of Rs.316.19 Crores (PY Rs.278.10 Crores) (Net loss in P&amp;L A/c Add Depreciation during the year)</p>
(xviii)	<p>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?</p>	No. NA.
(xix)	<p>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 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.</p>	<p><b>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 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.</b></p>
(xx)	<p>Transfer of amount remaining unspent under sub-section (5) of section 135 to Fund specified in Schedule VII</p> <p>(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.</p>	<p>No such cases</p>



	(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 financial statements? If yes, indicate the details of the companies and the paragraph numbers of the CARO report containing the qualifications or adverse remarks	Not Applicable

**For Hare K. Panda & Co.**  
**Chartered Accountants**

**Firm Registration No: 143768W**

**H. K. Panda**

**Proprietor**

**Membership No. 105641**

**UDIN: 25105641BMLBNW3399**

**Mumbai, 29<sup>th</sup> May 2025**



**Lokhandwala Kataria Construction Private Limited**  
**“Annexure – B” to the Independent Auditors’ Report – 31 March 2025**  
(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 2025 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**

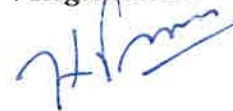
*According to the information and explanation given to us, the Company has not established its internal financial control over financial reporting on criteria based on or considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over 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 2025.*

*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**



**H. K. Panda**

**Proprietor**

**Membership No. 105641**

**UDIN: 25105641BMLBNW3399**

**Mumbai, 29<sup>th</sup> May 2025**





# Lokhandwala Kataria Construction Private Limited

CIN - U45200MH1998PTC117468

## Consolidated Balance Sheet

as at 31 March 2025

(Currency: Indian Rupees in Lakhs)

	Note	31 March 2025	31 March 2024
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholder's funds</b>			
Share capital	3.1	2,521.31	2,521.31
Reserves and surplus	3.2	(1,34,658.78)	(1,03,075.39)
		(1,32,137.47)	(1,00,554.07)
Minority Interest		133.35	135.75
<b>Non-current liabilities</b>			
Long-term borrowings	3.3	1,16,657.81	1,36,462.50
Long-term provision	3.4	165.38	143.97
		1,16,823.19	1,36,606.47
<b>Current liabilities</b>			
Short-term borrowings	3.5	940.54	939.07
Trade payables	3.6		
- Due to other than micro and small enterprises & Retention		9,753.63	8,634.82
Other current liabilities	3.7	1,33,859.15	96,643.13
Short-term provision	3.8	44.00	37.38
		1,44,597.32	1,06,254.41
<b>TOTAL</b>		<b>1,29,416.39</b>	<b>1,42,442.56</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Fixed assets</b>			
(i) Tangible assets	3.9	58.26	91.05
(ii) Intangible assets	3.9	3.90	4.99
		62.16	96.04
Goodwill on Consolidation		2,784.55	2,784.55
Deferred tax assets, net	3.25		
Long-term loans and advances	3.10	200.74	520.11
Investment in Shares	3.11	-	-
<b>Current assets</b>			
Inventories	3.12	92,197.88	1,09,080.74
Trade receivables	3.13	9,469.97	6,706.66
Cash and bank balances	3.14	1,500.22	1,525.01
Short-term loans and advances	3.15	17,474.16	18,331.52
Other current assets	3.16	5,726.72	3,397.94
		1,26,368.95	1,39,041.86
<b>TOTAL</b>		<b>1,29,416.39</b>	<b>1,42,442.56</b>
<b>Significant accounting policies</b>			
2			
<b>Notes to the financial statements</b>			
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

H. K. Panda  
Proprietor  
Membership No: 105641  
UDIN: 25105641BMLBNW3399



Mumbai  
Date: 29th May 2025

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

M.A. Lokhandwala  
Director  
DIN: 00219108

Aniket Naresh Prabhu  
Company Secretary  
Membership no: A55634  
Mumbai  
Date: 29th May 2025

A.M. Lokhandwala  
Director  
DIN: 00219135



# Lokhandwala Kataria Construction Private Limited

CIN - U45200MH1998PTC117468

## Consolidated Statement of Profit and Loss

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

	Note	31 March 2025	31 March 2024
<b>Income</b>			
Revenue from operations	3.17	29,628.10	22,203.39
Other income	3.18	57.06	197.89
		<u>29,685.16</u>	<u>22,401.28</u>
<b>Expenses</b>			
Cost of materials consumed	3.19	30,389.54	19,567.54
Employee benefits expense	3.20	234.61	220.13
Finance costs	3.21	27,589.16	27,403.70
Depreciation and amortisation	3.22	34.32	11.63
Other expenses	3.23	3,023.55	3,020.19
		<u>61,271.17</u>	<u>50,223.20</u>
<b>Profit / (loss) before tax</b>		<b>(31,586.00)</b>	<b>(27,821.92)</b>
Tax expenses		-	-
- Current tax		-	-
- Deferred tax		-	-
		<u>(31,586.00)</u>	<u>(27,821.92)</u>
<b>Profit / (loss) after tax</b>		<b>(31,586.00)</b>	<b>(27,821.92)</b>
Basic and diluted earnings per share (Rs)	3.23	<u>(22,246.03)</u>	<u>(19,463.97)</u>
(Face value of Rs 10 each)			

### Significant accounting policies

2

### 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

**H. K. Panda**

Proprietor

Membership No: 105641

UDIN: 25105641BMLBNW3399



For and on behalf of the Board of Directors of

**Lokhandwala Kataria Construction Private Limited**

CIN: U45200MH1998PTC117468

**M.A. Lokhandwala**

Director

DIN: 00219108

**A.M. Lokhandwala**

Director

DIN: 00219135

**Aniket Naresh Prabhu**

Company Secretary

Membership no: A55634

Mumbai

Date: 29th May 2025



Mumbai

Date: 29th May 2025

# Lokhandwala Kataria Construction Private Limited

CIN - U45200MH1998PTC117468

## Consolidated Cash flow statement

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

	31 March 2025	31 March 2024
<b>Cash flow from operating activities :</b>		
Net (loss) before tax	(31,586.00)	(27,821.92)
Adjusted for :		
Depreciation	34.32	11.63
Depreciation adjustment due to change in accounting policy (refer note 10)		
Interest expenses	27,589.16	27,403.70
Loss/(Profit) on sale of fixed asset	5.25	-
Profit on Sale of Investment	-	0.13
Interest income on intercorporate deposit	-	(173.88)
Interest income from fixed deposit	(19.39)	(24.01)
	<u>27,609.32</u>	<u>27,217.57</u>
<b>Operating (loss) before working capital changes</b>	<b>(3,976.68)</b>	<b>(604.36)</b>
<b>Changes in working capital</b>		
(Increase) in inventories	16,882.86	4,731.60
Decrease in loans and advances	857.36	(2,379.38)
Increase / (decrease) in trade payables	1,118.81	3,117.72
(Increase) / decrease in trade receivables	(2,763.32)	(1,357.49)
Increase in other current Assets	(2,316.44)	-
Increase in other current liabilities	37,216.03	27,297.54
Increase in provisions	28.23	(30.06)
	<u>51,023.52</u>	<u>31,379.92</u>
<b>Cash (used in) / generated from operations</b>	<b>47,046.85</b>	<b>30,775.57</b>
Income tax (paid )	319.38	(50.47)
<b>Net cash (used in)/ generated from operating activities</b>	<b>47,366.23</b>	<b>30,725.10</b>
<b>Cash flow from investing activities :</b>		
Purchase of fixed assets	(6.41)	(14.27)
Proceeds from sale of fixed assets	0.73	-
Sale / (Purchase) of Shares	-	0.38
Interest income	7.05	28.40
	<u>1.37</u>	<u>14.51</u>
<b>Net cash generated from investing activities</b>	<b>1.37</b>	<b>14.51</b>
<b>Cash flow from financing activities :</b>		
Proceeds from borrowings	(19,803.23)	(4,225.42)
Repayment of borrowings	-	-
Interest paid	(27,589.16)	(27,403.70)
<b>Net cash generated from financing activities</b>	<b>(47,392.39)</b>	<b>(31,629.12)</b>
<b>Net (decrease) / increase in cash and cash equivalents</b>	<b>(24.80)</b>	<b>(889.51)</b>
Cash and cash equivalents at the beginning of the year	1,525.01	2,414.53
<b>Cash and cash equivalents at the end of the year (see below)</b>	<b>1,500.22</b>	<b>1,525.01</b>



# Lokhandwala Kataria Construction Private Limited

## Cash flow statement (Continued)

for the year ended 31 March 2025

(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	8.73	3.36
With scheduled banks		
- in current account	893.57	1,345.73
- Fixed deposits (deposits having original maturity of less than 3 m	597.92	61.00
Other bank balances	-	114.92
- Fixed deposits with maturity less than 12 months		
	<b>1,500.22</b>	<b>1,525.01</b>

As per our report of even date attached.

For **Hare K Panda & Co.**

Chartered Accountants

Firm's Registration No: 143768W

**H. K. Panda**

Proprietor

Membership No: 105641

UDIN:



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

CIN: U45200MH1998PTC117468

**M.A. Lokhandwala**

Director

DIN: 00219108

**A.M. Lokhandwala**

Director

DIN: 00219135

**Aniket Naresh Prabhu**

Company Secretary

Membership no: A55634

Mumbai

Date: 29th May 2025



Mumbai

Date: 29th May 2025

# Lokhandwala Kataria Construction Private Limited

## Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2025

(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 2025, the Company's paid up capital is Rs 25,21,31,370 and correspondingly, the Company's accumulated losses aggregated to Rs.1393.66 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 consolidated financial statements (*Continued*)

for the year ended 31 March 2025

(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 172 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 the current expected completion of the project is December 2025.



# Lokhandwala Kataria Construction Private Limited

## Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2025

(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 consolidated financial statements (*Continued*)

for the year ended 31 March 2025

(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 consolidated financial statements *(Continued)*

for the year ended 31 March 2025

(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 consolidated financial statements (*Continued*)

for the year ended 31 March 2025

(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 deferred 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 consolidated financial statements (*Continued*)

for the year ended 31 March 2025

(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 consolidated financial statements (Continued)

as at 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.1 Share capital

	31 March 2025	31 March 2024
<b>Authorised capital</b>		
150,000 (2015: 150,000) Equity shares (Class A) of Rs 10 each	15.00	15.00
100,000 (2015: 100,000) Equity shares (Class B) of Rs 10 each	10.00	10.00
750,000 (2015: 750,000) Equity shares (Class C) of Rs 10 each	75.00	75.00
25,250,000 (2015: 25,250,000) Preference shares of Rs 10 each	2,525.00	2,525.00
	<b>2,625.00</b>	<b>2,625.00</b>
<b>Issued, subscribed and fully paid-up</b>		
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
	<b>2,521.31</b>	<b>2,521.31</b>

#### A Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year:

	31 March 2025		31 March 2024	
Equity shares	Number	Value	Number	Value
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 2025		31 March 2024	
12% Optionally convertible cumulative redeemable preference	Number	Value	Number	Value
Shares outstanding at the beginning and end of the year	250.60	2,506	250.60	2,506

#### 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.

##### Preference shares

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 consolidated financial statements (Continued)

as at 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.1 Share capital (Continued)

#### C Details of shareholder holding more than 5% shares as at 31 March 2024 is as set out below.

Name of shareholder	31 March 2025		31 March 2024	
Equity shares	Number	Percentage	Number	Percentage
<b>Class A</b>				
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%
<b>Class B</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%
<b>Preference shares</b>				
Lokhandwala Infrastruture Pvt Ltd	250.60	100.00%	250.60	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 the year
Promoter Name	No. of Shares	% of Total	
<b>Class A</b>			
Moiz Lokhandwala (Desceased)	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
<b>TOTAL</b>	<b>1,43,137</b>	<b>100.00%</b>	<b>NIL</b>
<b>Class B</b>			
Mr. Mohammed A Lokhandwala	2,000	20.00%	NIL
Moiz Lokhandwala (Desceased)	4,000	40.00%	NIL
Mr.Aliasgar Lokhandwala	4,000	40.00%	NIL
<b>TOTAL</b>	<b>10,000</b>	<b>100.00%</b>	<b>NIL</b>

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 2025	31 March 2024
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
<b>(Deficit) as per statement of profit and loss</b>		
At the commencement of the year	(1,07,781.13)	(79,961.72)
Add: Profit / (loss) for the year	(31,584.68)	(27,821.39)
	(1,39,365.81)	(1,07,783.11)
Consolidated Revenue Reserve	(1.13)	(0.43)
<b>Total reserves and surplus</b>	<b>(1,34,658.78)</b>	<b>(1,03,075.39)</b>



# Lokhandwala Kataria Construction Private Limited

## Notes to the consolidated financial statements (Continued)

as at 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.3 Long-term borrowings

#### Secured loans

##### From Debentures

- Non convertible debentures from Shapoorji Pallonji Development Managers Pvt Ltd.

- Non convertible debentures from Real Estate Credit Opportunities Fund III - Listed

- Non convertible debentures from Real Estate Credit Opportunities Fund III - Unlisted

Premium /Interest on debentures accrued but not due (Not

#### From others

- Term loan from ECL Finance Limited

#### Provision for employee benefits:

- Gratuity (refer note 3.25)

- Compensated absences (refer note 3.25)

31 March 2025

31 March 2024

6,190.42

7,124.42

9,100.00

20,930.00

22,575.00

51,922.50

78,792.38

56,485.58

1,16,658

1,36,463

31 March 2025

31 March 2024

142.07

119.95

23.31

24.02

165.38

143.97

### 3.5 Short-term borrowings

#### Unsecured loans

From director & Shareholders

(Company has taken an interest free unsecured loan from Director & Shareholders, which is repayable on demand)

From Related Party

From others

31 March 2025

31 March 2024

345.63

345.83

403.38

402.21

191.53

191.04

940.54

939.07

### 3.6 Trade payables

Trade payables towards goods purchased and services received

-Due to Micro, Small and Medium Enterprises (refer note 3.32)

- Due to others

Retention money payable

31 March 2025

31 March 2024

421.39

251.73

7,157.33

6,349.02

2,174.92

2,034.08

9,753.63

8,634.82

Note: Trade Payables ageing schedule - Ref Note No.3.44



# Lokhandwala Kataria Construction Private Limited

## Notes to the consolidated financial statements (Cont.) as at 31<sup>st</sup> March 2025

<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 30<sup>th</sup> September 2024 or such extended period after 30<sup>th</sup> 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) &amp; 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 consolidated financial statements (Cont.) as at 31<sup>st</sup> March 2025

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) – 26<sup>th</sup> October 2023
- ii. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2024
- iii. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2025
- iv. 25% (Twenty Five Percent) – 26<sup>th</sup> 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) – 30<sup>th</sup> September 2024
- ii. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2024
- iii. 2.50% (Two and half Five Percent) – 31<sup>st</sup> October 2024
- iv. 2.50% (Two and half Five Percent) – 30<sup>th</sup> November 2024
- v. 2.50% (Two and half Five Percent) – 31<sup>st</sup> December 2024
- vi. 2.50% (Two and half Five Percent) – 31<sup>st</sup> January 2025
- vii. 2.50% (Two and half Five Percent) – 28<sup>th</sup> February 2025
- viii. 2.50% (Two and half Five Percent) – 31<sup>st</sup> March 2025
- ix. 2.50% (Two and half Five Percent) – 30<sup>th</sup> April 2025



# Lokhandwala Kataria Construction Private Limited

## Notes to the consolidated financial statements (Cont.) as at 31<sup>st</sup> March 2025

<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) – 31<sup>st</sup> May 2025</p> <p>xi. 2.50% (Two and half Five Percent) – 30<sup>th</sup> June 2025</p> <p>xii. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2025</p> <p>xiii. 25% (Twenty Five Percent) – 26<sup>th</sup> 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 26<sup>th</sup> October 2024</p> <p>Vide approval letter from the Trustee and resolution of the Debenture Holders, dated 20<sup>th</sup> December 2024 the redemption dates of the debentures are now rescheduled as under:</p> <p>The redemption dates of the Debentures are 30<sup>th</sup> June 2025.</p> <p>The supplementary deed in this regard is yet to be entered.</p>



# Lokhandwala Kataria Construction Private Limited

## Notes to the consolidated financial statements (Continued)

as at 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.7 Other current liabilities

	31 March 2025	31 March 2024
Redemption Premium and /or Interest on NCD	10,145.01	7,935.66
NCD redemption amount payable	1,03,758.28	61,646.78
Accruals for expenses	3,539.31	5,687.15
Advance from customers	15,033.51	19,915.67
Payable to customers towards cancellation of flats	995.63	985.05
- Employee's payable	90.08	143.22
Tax deduction at source payable	160.86	121.77
Value added tax payable	-	-
Professional tax payable	0.18	0.50
Provident fund payable	7.87	15.51
GST / Service Tax payable	128.43	191.83
	<b>1,33,859.15</b>	<b>96,643.13</b>

### 3.8 Short-term provision

	31 March 2025	31 March 2024
<b>Employees benefits</b>		
Gratuity (refer note 3.27)	35.83	29.31
Compensated absences (refer note 3.27)	8.17	8.07
	<b>44.00</b>	<b>37.38</b>

### 3.10 Long-term loans and advances

(Unsecured, considered good)

	31 March 2025	31 March 2024
Advance tax and tax deducted at source	200.74	520.11
	<b>200.74</b>	<b>520.11</b>

### 3.11 Investment in Shares

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

Lokhandwala Infrastructure Private Limited - 5,000(Fully paid)Equity shares of Rs.10/- each.

Ratan Real Estate Services Private Limited - (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 2025	31 March 2024
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-

### 3.12 Inventories

#### Project work in progress

Construction work in progress (Refer note 3.19)

	31 March 2025	31 March 2024
	92,197.88	1,09,080.74
	<b>92,197.88</b>	<b>1,09,080.74</b>

### 3.13 Trade receivables

(Unsecured, considered good)

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

Other debts

	31 March 2025	31 March 2024
	9,469.97	6,706.66
	<b>9,469.97</b>	<b>6,706.66</b>

Note: Trade Receivables ageing schedule - Ref Note No.3.45



# Lokhandwala Kataria Construction Private Limited

## Notes to the consolidated financial statements (Continued)

as at 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.14 Cash and bank balances

	31 March 2025	31 March 2024
<i>Cash and cash equivalents</i>		
Cash on hand	8.73	3.36
Bank balances with scheduled banks		
- In current accounts	893.57	1,345.73
- Fixed deposits (less than 3 months from the original maturity from deposit date)	597.92	61.00
	<u>1,500.22</u>	<u>1,410.09</u>
<b>Other bank balances</b>		
<sup>1</sup> In deposit accounts with maturity more than 3 months but less than 12 months	-	114.92
	<u>1,500.22</u>	<u>1,525.01</u>
<b>Details of Bank deposits:</b>		
Bank deposits with original maturity of 3 months or less included under 'Cash and cash equivalents' (Given against various bank guarantee taken by the Company and hence cannot be encashed by the Company unless otherwise the Bank Guarantee is cancelled)	596.92	60.00
Bank deposits due to mature within 12 months of the reporting date included under 'Other bank balances'	-	114.92
	<u>596.92</u>	<u>174.92</u>

### 3.15 Short-term loans and advances

(Unsecured, considered good)

#### To parties other than related parties

	31 March 2025	31 March 2024
Advances to contractors and suppliers	958.82	1,865.52
Loans and advance to others	501.26	501.26
Loans and advance to employees	0.08	0.40
Deposit given	37.62	38.52
GST credit receivable (Net)	603.30	558.58
Prepaid expenses	13.11	7.27

#### To related parties

	31 March 2025	31 March 2024
Expenses recoverable *	39.47	39.47
Inter-corporate deposits repayable on demand **	15,320.51	15,320.51
	<u>17,474.16</u>	<u>18,331.52</u>

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

\*\* 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

### 3.16 Other current assets

#### From related parties

	31 March 2025	31 March 2024
Interest accrued but not due on inter-corporate deposits	3,299.28	3,299.70
Other Receivables	2,316.44	-

#### From other than related parties

	31 March 2025	31 March 2024
Interest receivable on fixed deposit	111.00	98.23
	<u>5,726.72</u>	<u>3,397.94</u>

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)

as at 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.9 Fixed assets

Description of assets	Gross block			Accumulated depreciation / amortisation			Net block	
	As at 1 April 2024	Additions	Deductions / adjustments	As at 31 March 2025	As at 1 April 2024	Adjustments (refer note (a) below)	Charge for the year (refer note (b) below)	Deductions / adjustments
								As at 31 March 2025
								As at 31 March 2025
<b>Intangible assets</b>								
Computer software	17,97,825	-	10,28,861	7,68,964	12,98,630	-	81,889	10,02,011
	17,97,825	-	-	17,97,825	11,98,817	-	99,813	-
								3,78,508
								4,99,195
<b>Total intangible assets (A)</b>	<b>17,97,825</b>	<b>-</b>	<b>10,28,861</b>	<b>7,68,964</b>	<b>12,98,630</b>	<b>-</b>	<b>81,889</b>	<b>10,02,011</b>
	17,97,825	-	-	17,97,825	11,98,817	-	99,813	-
								12,98,630
								4,99,195
<b>Tangible assets</b>								
Computers	60,72,174	-	40,58,938	20,13,236	43,55,377	-	9,39,801	38,02,214
	60,72,174	-	-	60,72,174	37,94,025	-	5,61,352	-
								14,92,964
								43,55,377
								17,16,797
Furniture and fixtures	45,81,262	-	1,10,981	44,70,281	14,59,265	-	3,62,123	1,10,981
	45,81,262	-	-	45,81,262	12,35,170	-	2,24,095	-
								17,10,407
								14,59,265
								27,59,874
Office equipment	34,98,551	6,40,982	24,24,772	17,14,761	19,82,643	-	7,75,165	21,11,015
	34,98,551	-	-	34,98,551	17,48,991	-	2,33,652	-
								6,46,793
								19,82,643
								10,67,968
								15,15,908
Vehicles	2,93,14,528	-	-	2,93,14,528	2,65,64,601	-	12,72,530	-
	2,93,14,528	-	-	2,93,14,528	2,65,20,447	-	44,154	-
								2,78,37,131
								2,65,64,601
								14,77,397
								27,49,927
<b>Total tangible assets (B)</b>	<b>4,34,66,515</b>	<b>6,40,982</b>	<b>65,94,691</b>	<b>3,75,12,806</b>	<b>3,43,61,886</b>	<b>-</b>	<b>33,49,619</b>	<b>60,24,210</b>
	4,34,66,515	-	-	4,34,66,515	3,32,98,633	-	10,63,253	-
								3,43,61,886
								58,25,511
<b>Total (A) + (B)</b>	<b>4,52,64,340</b>	<b>6,40,982</b>	<b>76,23,552</b>	<b>3,82,81,770</b>	<b>3,56,60,516</b>	<b>-</b>	<b>34,31,508</b>	<b>70,26,221</b>
	4,52,64,340	-	-	4,52,64,340	3,44,97,450	-	11,63,066	-
								3,20,65,803
								62,15,967
								96,03,824

### Notes

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





# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.17 Revenue from operations

	31 March 2025	31 March 2024
Sale of flats	28,684.10	19,493.78
Minerva - club membership & other chgs (Refer Note No.3.43)	944.00	2,709.61
	<u>29,628.10</u>	<u>22,203.39</u>

### 3.18 Other income

	31 March 2025	31 March 2024
Interest income from		
- Inter-corporate deposits	-	173.88
- Fixed deposits with banks	19.39	24.01
-Miscellaneous income	0.06	-
- Interest on Income Tax Refund	37.60	-
	<u>57.06</u>	<u>197.89</u>

### 3.19 Cost of materials consumed

	31 March 2025	31 March 2024
<b>Expenditure incurred during the year:</b>		
Opening project work in progress	1,09,080.74	1,13,812.33
<i>Additions during the year</i>		
Constructions and contractual payments	6,166.92	10,359.63
Rate and taxes	35.22	48.05
Professional fees and technical expenses	2,681.22	1,078.47
Tenants' compensations	418.67	959.70
Finance cost (refer note 3.21)	-	-
Other overheads	4,204.65	2,390.10
Total project expenditure	<u>1,22,587.41</u>	<u>1,28,648.28</u>
Less: transferred to construction work in progress (refer note 3.11)	<u>(92,197.88)</u>	<u>(1,09,080.74)</u>
Cost of Material Consumed	<u>30,389.54</u>	<u>19,567.54</u>

### 3.20 Employee benefits expense

	31 March 2025	31 March 2024
Salaries, wages and bonuses	185.37	170.67
Contribution to provident and other funds (refer note 3.27)	49.24	49.46
	<u>234.61</u>	<u>220.13</u>



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.21 Finance costs

	31 March 2025	31 March 2024
Interest		
-On term loans		-
Redemption Premium / Interest on NCD	27,589.16	27,403.70
Premium on debentures		-
	<u>27,589.16</u>	<u>27,403.70</u>
Less: finance cost transferred to construction work in progress	-	-
	<u>27,589.16</u>	<u>27,403.70</u>

### 3.23 Other expenses

	31 March 2025	31 March 2024
Insurance	0.45	0.13
Travelling and conveyance	3.77	4.27
Rates and taxes	285.48	292.46
Legal, professional and other fees	108.18	355.15
Payment to auditors (refer note (a) below)	15.35	15.35
Advertisement and selling cost	942.27	1,056.56
Bank charges and commission	0.15	1.66
Printing and stationery	9.51	8.72
Prior Period Expenses	5.46	23.91
Directors Remuneration	171.28	77.78
Miscellaneous expenses	1,481.64	1,184.22
	<u>3,023.55</u>	<u>3,020.19</u>

#### (a) Payment to auditors

As auditor		
Statutory Audit Fees	15.35	15.35
	<u>15.35</u>	<u>15.35</u>

### 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 recognized 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 2025

(Currency: Indian Rupees in Lakhs)

### 3.26 Earnings per share

	31 March 2025	31 March 2024
Net profit /(loss) attributable to equity shareholders (A)	(31,586.00)	(27,821.92)
Less : Preference dividend (Notional)	(784.57)	(1,696.32)
Dividend distribution tax (Notional)	(1,696.32)	(288.29)
Net (loss) attributable to equity shareholders	(34,066.90)	(29,806.53)
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)	(22,246.03)	(19,463.97)

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 2025 is Rs.49.24 (2024: 49.46)

*Post-employment benefits:*

#### a) 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 2025 based on actuarial valuation using the projected accrued benefit method amounting to Rs 2.99 (2024: Rs.12.21) has been recognized in the profit and loss account.

#### b) 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 38.50 (2024: Rs.14.78) has been recognised in the statement of profit and loss on account of provision for gratuity.

### 3.28 Related party transactions (Continued)



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.28 Related party transactions

*Parties where control exist :*

A. Shareholders with substantial interest in voting power

Late Moiz Lokhandwala  
Mr.Aliasgar Lokhandwala

*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 in Lakhs)

### 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 2025

Details of transactions	Late Moiz Lokhandwala	Aliasgar Lokhandwala	Mohammed A Lokhandwala	Lokhandwala Private Limited	Lokhandwala Shelters India Limited	Saikrupa Builders Pvt Ltd	Ratan Infrastructure Pvt Ltd	Ratan Real Estate Services Pvt Ltd	Solo Commodities Pvt Ltd.	Vista Homes Pvt Ltd	Ratan Developers Pvt Ltd	Lokhandwala Infrastructure Pvt Ltd	Others	Total
Project management fees (WTP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	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
<b>Receivables</b>														
Inter corporate deposits	-	-	-	12,676.73	38.50	-	-	-	-	0.77	-	-	172.59	211.86
Interest accrued and not due on deposits	-	-	-	3,299.28	-	-	-	-	-	-	-	-	-	12,676.73
Other receivables	-	-	-	2,316.44	-	-	-	-	-	-	-	-	-	3,299.28
<b>Payables</b>														
	-	-	107.47	1,788.40	-	50.00	659.69	1,263.01	659.69	-	0.25	0.25	-	2,316.44
	-	-	-	1,788.40	-	-	-	-	-	-	-	-	-	4,528.77





# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued) for the year ended 31 March 2024

(Currency: Indian Rupees in Lakhs)

### 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 a Shelters India Private Limited	Saikrupa Builders 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 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dividend receivable recovered from director	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Royalty paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Remuneration Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan taken	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan given	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Premium for buyback of flats	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advance/paid for Purchase of shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advance paid for Purchase of Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Receivables</b>														
Inter corporate deposits	-	-	-	12,676.73	38.50	-	-	-	-	0.77	-	-	172.59	211.86
Interest accrued and not due on deposits	-	-	-	3,299.70	-	-	-	-	-	-	-	-	-	12,676.73
<b>Payables</b>														
	-	-	107.47	1,788.40	-	50.00	659.69	1,263.01	659.69	-	0.25	0.25	-	3,299.70
	-	-	-	-	-	-	-	-	-	-	-	-	-	4,528.77



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.29 Commitment

	31 March 2025	31 March 2024
a) Estimated amount of contracts remaining to be executed and not provided for (net of advances)	15,992.58	18,528.56
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.		

### 3.30 Expenditure incurred in foreign currency (on payment basis)

	31 March 2025	31 March 2024 Amount in INR
Purchase of Material	-	2.72
Consultancy Services	9.82	-
<b>Total</b>	<b>9.82</b>	<b>2.72</b>

### 3.31 Unhedged foreign currency exposure

The un-hedged foreign currency exposure as on 31 March 2022 is given below:

Details	31 March 2025	31 March 2024 Amount in INR
Payables	NIL	

### 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 2025	31 March 2024
Principal amount remaining unpaid to any supplier as at the year end	421.39	251.73
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.



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.33 Contingent liabilities

- a) In absence of profit for the year, the Company has not provided for the dividend on Cumulative preference shares of Rs 2142.08 (2024: Rs1911.32) and tax on such dividend of Rs 364.06 (2024: Rs 324.83). The unpaid cumulative preference dividend and tax on such dividend payable as at 31 March 2025 is Rs. 17,708.27 (2024: Rs 15,566.20).
- b) Bank guarantees given to Maharashtra Pollution Control Board of Rs. 50 Lakhs (2024: Rs 50 Lakhs)
- c) Amount that may payable for delay in completion of the project - Amount not ascertainable
- d) Amount that may payable for delay in payment of Statutory Dues - Amount not ascertainable
- e) Amount that may payable for the corporate guarantee given - Amount not ascertainable
- f) Amount that may payable due to various legal cases/ Suits filed against the Company - Amount not ascertainable
- g) Amount that may payable and / or not receivable from the flat buyers due to delay in completion of project
- h) Corporate guarantee on behalf of associate company Rs.72.54 Cr (previous year: 72.54 Cr.) & applicable interest thereon.
- i) Property tax demand by BMC Rs.43.32 Crores.

### 3.34 Domestic transfer pricing

The Company's domestic transactions with associated enterprises are at arm's length for the year ended 31 March 2025. Management believes that the Company's domestic transactions with associated enterprises post 31 March 2024 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.

**3.35** The rebate given to various customer for GST, delay in project, deficiency/cancellation of amenities etc. amounting to Rs 2739.24 (2024:Rs.1227.81) 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 Deposite (ICD)

The company has given ICD to one of its group concern to Lokhandwala Infrastructure Pvt Ltd totaling to Rs 12,676.72 as on 31st March, 2025 (2024:12,676.72). 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. During the year Dalmia Group Holding sold 3 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.



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 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. 2024-2025. The rent paid with respect from F.Y.2024-2025 are accounted as expenses on actual payment basis.

### 3.42 Club Membership & Other Charges

During F.Y.2022-2023 the company has received part occupation certificate upto 39th level (51st floor) of the sale building. The Company also has given possession of certain apartments upto 39th level. Therefore the amount collected in respect of Club Membership and other charges from flat owners upto 39th level are booked as income under the head sale from operation.

### 3.43 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.

### 3.44 Trade Payables ageing schedule 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	2,493.53	452.27	1,500.55	4,885.90	9,332.25
(ii) Disputed dues - Others	-	-	-	-	-

Trade Payable ageing as on 31.03.2024

#### 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	89.91	42.96	118.87	251.73
(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	1,899.14	1,521.89	1,348.11	3,613.95	8,383.09
(ii) Disputed dues - Others	-	-	-	-	-





# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)

for the year ended 31 March 2025

(Currency: Indian Rupees in Lakhs)

### 3.45 Trade Receivables ageing schedule 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						

### Trade Receivable ageing as on 31.03.2024

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	2,142.04	1,598.39	861.33	437.03	1,667.87	6,706.66
(ii) Undisputed Trade Receivables-considered doubtful						
(iii) Disputed Trade Receivables-considered good						
(iv) Disputed Trade Receivables-considered doubtful						

### 3.46 Loans or Advances in the nature of loans - Additional disclosures

Type of Borrower	Amount of	Percentage to
Promoters (Lokhandwala Infrastructure Private Limited)	17,636.95	99.78%
Directors	-	-
KMPs	-	-
Related Parties	39.47	0.22%
<b>Total</b>	<b>17,676.41</b>	<b>100%</b>

### 3.47 Relationship with struck off Companies

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

3.48	Analytical Ratios	2024 - 2025	2023 - 2024	Reason for Variance
1	Current Ratio = Current Assets / Current Liabilities	0.87	1.31	Note No.3.49.1
2	Debt Equity Ratio = Total Debt / Shareholders equity	Not applicable due to negative capital	Not applicable due to negative capital	NA
3	Debt service Coverage Ratio	Not applicable due to loss	Not applicable 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	2.31	2.81	Note No.3.49.2
8	Net Capital Turnover Ratio = Net Sales / Working Capital	-1.57	0.59	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 2025

(Currency: Indian Rupees in Lakhs)

- 3.48.1** Due to redemption of debenture in the next one year, the current liabilities was increased hence reduction in current ratio.
- 3.48.2** 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.
- 3.48.3** 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.
- 3.49** 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.
- 3.50** The GST liability is accounted on the actual amount received from the flat buyers instead of the demand raised to the flat buyers as per the individual sale agreement with the flat buyers.
- 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

H. K. Panda  
Proprietor  
Membership No: 105641  
UDIN: 25105641BMLBNW3399



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

M.A. Lokhandwala  
Director  
DIN: 00219108

A.M. Lokhandwala  
Director  
DIN: 00219135

Aniket Naresh Prabhu  
Company Secretary  
Membership no: A55634  
Date: 29th May 2025



Mumbai  
Date: 29th May 2025