

INDEPENDENT AUDITOR'S REPORT

To the Members of Delanco Realtors Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Delanco Realtors Private Limited ("the Company"), which comprise the Balance sheet as at March 31, 2025, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the 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 Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as 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 Ind AS 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 together with the ethical requirements that are relevant to our audit of the 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 Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

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

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

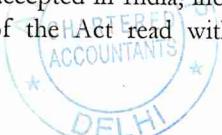
Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

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

Responsibilities of Management for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with [the



Companies (Indian Accounting Standards) Rules, 2015, as amended]. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

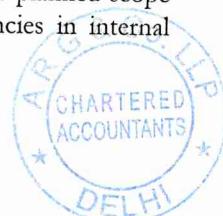
Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal 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 financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

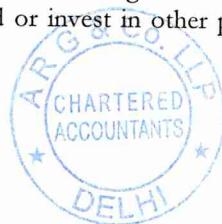
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 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 over financial reporting of the Company with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" to this report;
 - (g) The provision of section 197 read with Schedule V of the Act are not applicable to the company for the year ended March 31st 2025.
 - (h) 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, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed impact of pending litigations in its financial position in Ind AS Financial statements – refer note 35 to the 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.
 - iv.
 - a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or



entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. The company has not paid or declared any dividend during the year, accordingly the provision of section 123 of the Act are not applicable to the company.

vi. The Company has used a third party operated accounting software for maintaining its books of account, based on examination of service organisation controls report (SOC report), we noted that the audit trail feature of the said software was enabled and operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, based on the examination of such report, we did not come across any instance of audit trail feature being tampered with. Additionally, based on examination of SOC report, the audit trail in respect of such software has been recorded and preserved in full compliance with the requirements of section 128(5) of the Companies Act, 2013, in respect of the financial year ended March 31, 2025. Further, in respect of the financial years ended March 31, 2024, in the absence of SOC report for the period from April 1, 2023 to December 31, 2023, we are unable to assess whether the audit trail has been preserved as per the statutory requirements for record retention.

For and on behalf of

ARG & Co LLP

Chartered Accountants

Ajay Gupta

Partner

Membership No. 089279

ICAI Firm Regn. No: 010630N/N500036

Place: Gurugram

Date: 01/05/2025

UDIN: 25029271BNFYTSG029



“Annexure A” to the Auditor’s Report of even date to the members of Delanco Realtors Private Limited, on the Ind AS financial statements for the year ended on March 31, 2025.

Based on the audit procedures performed for the purpose of expressing an opinion on the true and fair view of the Ind AS financial statements of the company and considering the information and explanations given to us and books of accounts and other records provided to us during the normal course of audit, we hereby report that: -

- i) In respect of Company’s Property, Plant and Equipment and Intangible Assets, according to information, explanations and representations given to us
 - a) Since the Company does not have any Property, Plant and Equipment, hence reporting under clause 3 (i) (a) (A) of the order is not applicable to the company.
 - b) Since the Company does not have any intangible assets, hence reporting under clause 3 (i) (a) (B) of the order is not applicable to the company
 - c) Since there is no immovable property in the company, hence reporting under clause 3 (i) (c) of the order is not applicable to the company.
 - d) Since the Company does not have any Property, Plant and Equipment (including rights of Use Assets) or both, hence reporting under clause 3 (i) (d) of the order is not applicable to the Company
 - e) According to information & explanations and representations given to us by the management, no proceedings has been initiated or are pending against the company for holding any benami property under Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
- ii)
 - a) In our opinion and according to the information & explanation given to us, the inventory has been physical verified by the management at reasonable interval during the year. In our opinion, the procedures of physical verification of Inventories followed by management are reasonable and adequate in relation to the size of the company and nature of its business. No discrepancies of 10% or more in aggregate for each class of inventory has been noticed
 - b) According to the information & explanation given to us, the Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii) According to the information & explanation given to us, during the year the Company has not provided any security or guarantee or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms and limited liability partnerships or other parties covered. Accordingly, the reporting under clause 3 (iii) (a) to (f) of the order are not applicable to the Company.
- iv) The company has not advanced loans to directors/to a company in which the director is interested to which provisions of the section 185 of the companies act 2013 apply and hence no commented upon. Loans, investments, guarantees and security in respect of which provisions of sections 186 of the companies act, 2013 are applicable have been complied with by the company
- v) According to the information & explanation given to us, Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
- vi) Maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.



vii) In respect of statutory dues,

- a) According to the records of the company, the company is generally regular in depositing undisputed statutory dues including 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 applicable to it.
According to the information and explanations given to us, no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, customs duty, excise duty, value added tax and cess were outstanding, as at March 31, 2025 for a period of more than six months from the date they became payable.
- b) According to the records and the information and the explanation given to us, the company does not have any disputed dues as on March 31, 2025 in respect of goods and service tax, provident fund, employee's state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues.

viii) According to the information & explanation given to us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961)

ix)

- a) According to the information & explanation given to us, the Company has not defaulted in the repayment of loans or in the payment of interest thereon to any lender.
- b) According to the information & explanation given to us, the Company has not been declared willful defaulter by any bank or financial institution or government authority.
- c) According to the information & explanation given to us, the Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
- d) According to the information & explanation given to us, on an overall examination of the financial statements of the Company, funds raised on short-term basis have, *prima facie*, not been used during the year for long-term purposes by the Company.
- e) According to the information & explanation given to us, Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- f) According to the information & explanation given to us, Company has not raised any loans on pledge of securities held by its subsidiaries, joint ventures or associates and hence reporting on clause 3(ix)(f) of the Order is not applicable.

x)

- a) According to the information & explanation given to us, the company has not raised money by way of initial public offer or further public offer (including debt instruments). Accordingly, the provision of clause 3(x)(a) of the order is not applicable.
- b) Company has not made any preferential allotment or private placement of share or convertible debentures. Accordingly, the provision of clause 3(x)(b) of the order is not applicable.



xi) (a) To the best of our knowledge and According to the information & explanation given to us, no fraud by the Company or any fraud on the Company has been noticed or reported during the year. Accordingly, the provision of clause 3(xi) (a) & (b) of the order is not applicable.

(b) During the year, no report under sub-section (12) of section 143 of the companies Act, 2013 has been filed by cost auditors/secretarial auditor or by us in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rule, 2014 with the Central Government.

c) According to the information & explanation given to us, no whistle blower complaints has been received during the year by company.

xii) In our opinion and according to the information & explanation given to us, the company is not a Nidhi company. Hence the provision of clause 3(xii) (a) to (c) of the order is not applicable to the company.

xiii) According to the information & explanations given to us, all transactions defined under Section 188 of the Act are in compliance with Section 188 and details of these transactions are properly disclosed in the Financial Statements. Further, Section 177 of the Act is not applicable to the Company.

xiv) According to the information & explanations given to us, Company does not have an internal audit system and is not required to have an internal audit system under provisions of Section 138 of the Act. Accordingly reporting under clause 3 (xiv) (a) and (b) of the Order is not applicable to the company.

xv) In our opinion the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors as referred under provisions of section 192 of the Companies Act, 2013.

xvi) a) In our opinion and according to the information & explanation given to us, the company is not required to be registered under section 45-IA of the Reserves Bank of India Act, 1934. Accordingly, the provision of clause 3(xvi) (a) of the order is not applicable to the company.

b) The Company is not engaged in any Non-Banking Financials or Housing Finance activities. Accordingly, the requirement to report on clause 3(xvi)(b) is not applicable to the Company.

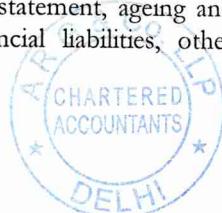
c) The Company is not a Core Investment Company as defined in regulations made by Reserve Bank of India. Accordingly, the requirement to report in clause 3(xvi)(c) is not applicable to the Company.

d) The Group has one Core Investment Company as part of the Group. Hence, the requirement to report on clause 3(xvi) (d) of the order is not applicable to the company.

xvii) The Company has incurred cash losses during the financial year of Rs.550.90 Lakhs and Rs.437.62 Lakhs during the immediately preceding financial year.

xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, the requirement to report on clause 3(xviii) is applicable to the Company.

xix) On the basis of the financial ratios disclosed in Note 24 of the financial statement, ageing and expected dates of realization of financial assets and payment of financial liabilities, other



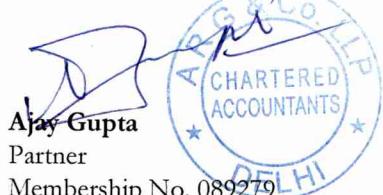
information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not 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. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xx) According to the information & explanations given to us, company is not required to make any expenditure under corporate social responsibility under provision of section 135 of the Act. Accordingly, the provision of clause 3(xx) (a) & (b) of the order is not applicable to the company.
- xxi) This clause of the order is applicable to consolidated financial statements. The audit report under reference is on the standalone financial statements of the company. Consequently, clause (xxi) of paragraph of the order is not applicable to the company.

For and on behalf of

ARG & Co LLP

Chartered Accountants



Ajay Gupta
Partner

Membership No. 089279

ICAI Firm Regn. No: 010630N/N500036

Place: Gurugram

Date: 01/05/2025

UDIN: 25089279BNFYS6029

“Annexure – B” to the Auditors’ Report

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

In conjunction with our audit of the Ind AS financial statements of the Company as of and for the year ended March 31, 2025, we have audited the internal financial controls over financial reporting of **Delanco Realtors Private Limited**.

Management’s Responsibility for Internal Financial Controls

The Respective Board of Directors of the company, are 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 Companies Act, 2013.

Auditors’ Responsibility

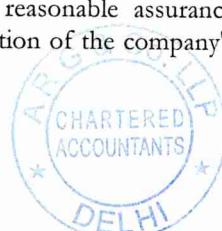
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the “Guidance Note”) issued by ICAI and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls Over Financial Reporting

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



Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For and on behalf of

ARG & Co LLP

Chartered Accountants


Ajay Gupta
Partner
Membership No. 089279

ICAI Firm Regn. No: 010630N/N500036

Place: Gurugram

Date: 01/05/2025

UDIN: 25089279BNFYTS6029

DELANCO REALTORS PRIVATE LIMITED
CIN No. U70101HR2006PTC106163
Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN
Balance Sheet as at March 31, 2025

(₹ in Lakhs)

Particulars	Note No.	As at March 31, 2025	As at March 31, 2024
I. ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	-	-
(b) Financial Assets			
(i) Other financial assets	4	1.50	1.50
(c) Non-Current tax assets (Net)	5	12.40	12.58
(d) Other non current assets	6	401.08	104.55
Current assets			
(a) Inventories	7	9,193.33	9,249.93
(b) Financial assets			
(i) Trade receivables	8	9.90	15.69
(ii) Cash and cash equivalents	9	8.43	6.40
(iii) Other bank balances	10	591.09	556.20
(iv) Other financial assets	11	9.84	194.84
(c) Other current assets	12	38.29	20.34
	Total Assets	10,265.86	10,162.03
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	13	1.00	1.00
(b) Other equity	14	3,157.46	3,708.36
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	15	5,963.30	5,282.31
(ii) Trade payables	16	-	-
-Total Outstanding dues of micro enterprises and small enterprises		120.47	77.71
-Total Outstanding dues of creditors other than micro enterprises and small enterprises		70.24	253.05
(iii) Other financial liabilities	17	454.10	357.46
(c) Other current liabilities	18	499.29	482.14
	Total Equity and Liabilities	10,265.86	10,162.03

Summary of material accounting policies

2

The accompanying notes forms an integral part of financial statement.

Based on our report of even date attached.

For and on behalf of

ARG & Co. LLP

Chartered Accountants
(FRN: 010630N/N500036)



Ajay Gupta

Partner

Membership No.: 089279

Place : Gurugram

Date: May 1, 2025

For and on behalf of the board of directors of
Delanco Realtors Private Limited

Manpreet Singh
Director
DIN:08698797

Sandhya Singh
Director
DIN : 08893844

DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Statement of Profit and Loss for the year ended March 31, 2025

(₹ in Lakhs)

Particulars	Note No.	For the year ended March 31, 2025	For the year ended March 31, 2024
I. Income			
Revenue from operations	19	105.56	294.78
Other income	20	60.41	309.72
Total Income		165.97	604.50
II. Expenses			
Cost of land, plots, development rights, constructed properties and others	21	68.76	156.55
Finance cost	22	484.51	550.53
Other expenses	23	163.60	335.04
Total Expenses		716.87	1,042.12
III. Loss before tax for the year (I-II)		(550.90)	(437.62)
IV. Tax expense	24		
Current tax		-	-
Deferred Tax		-	-
V. Loss after tax for the year (III-IV)		(550.90)	(437.62)
VI. Other comprehensive income			
A i) Items that will not be reclassified to profit or loss		-	-
ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B i) Items that will be reclassified to profit or loss		-	-
ii) Income tax relating to items that will be reclassified to profit or loss		-	-
Total comprehensive loss for the year (VI-V)		(550.90)	(437.62)
VII. Earnings/(loss) per equity share (Face value of Rs. 10 per share)			
Basic and diluted (₹)	25	(0.57)	(0.45)
Summary of Material Accounting Policies	2		

The accompanying notes forms an integral part of financial statement.

Based on our report of even date attached.

For and on behalf of

ARG & Co. LLP

Chartered Accountants

(FRN: 010630N/N500036)



Ajay Gupta

Partner

Membership No.: 089279

Place : Gurugram

Date: May 1, 2025

For and on behalf of the board of directors of

Delanco Realtors Private Limited

Manpreet Singh

Director

DIN:08698797

Sandhya Singla

Director

DIN : 08893844

DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Cash flow statement for the year ended March 31, 2025

(₹ in Lakhs)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
A. Cash flow from operating activities		
Profit/(Loss) before tax from continuing operations		
Net (loss)/profit before tax	(550.90)	(437.62)
Adjustment for :		
Depreciation expense	-	-
Interest income on fixed deposits	(37.61)	(25.53)
Interest expense	484.51	550.53
Allowance / write off's of financial and non-financial assets and provisions	6.39	6.76
Liabilities no longer required written back	(21.31)	(284.19)
Operating (loss)/profit before working capital changes	(118.91)	(190.05)
Adjustment for :		
Decrease/(Increase) in inventories	56.60	129.17
Decrease/(increase) in trade receivables	(4.59)	(1.03)
Decrease/(Increase) in other Financial assets and currents assets	(129.48)	(127.00)
Decrease/(Increase) in loans and advances	(4.00)	(3.01)
Increase/(decrease) in trade payables	(116.24)	(35.35)
Decrease in other current liabilities	17.16	(1,077.21)
Cash used in operations	(299.46)	(1,304.48)
Taxes refunded/(paid)	1.41	3.24
Net cash flow/(used in) operating activities (A)	(298.05)	(1,301.24)
B. Cash flow from investing activities		
Interest income on fixed deposits	37.02	22.81
Loan repaid by others	-	295.00
Proceeds/(Investment in Fixed Deposit	(34.05)	(86.54)
Net cash flow from/(used in) investing activities (B)	2.97	231.27
C. Cash flow from financing activities		
Proceeds from short-term borrowings	681.00	1,490.00
Interest paid (including TDS)	(383.87)	(422.30)
Net cash flow from/(used in) financing activities (C)	297.13	1,067.70
Net (decrease)/increase in cash and cash equivalents (A+B+C)	2.04	(2.27)
Cash and cash equivalents at the beginning of the year	6.40	8.67
Cash and cash equivalents at the end of the year	8.43	6.40
Net increase in Cash and Cash Equivalents	2.04	(2.27)
*Cash and cash equivalents Comprises of the following:		
Balance with Banks	8.43	6.40
- In current accounts with scheduled banks	8.43	6.40
Cash and cash equivalents at the end of the Year	8.43	6.40

For the year ended
March 31, 2025

For the year ended
March 31, 2024



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Cash flow statement for the year ended March 31, 2025

Other disclosures required by Ind-AS 7:

(A) Changes in Liabilities arising from Financing activities

Particulars	Non-Current Borrowings	Current Borrowings
1st April 2024	-	5,619.87
Proceeds from short term borrowings	-	680.99
Interest expenses (excluding interest accrued but not due)	-	484.61
Interest Paid	-	(383.87)
Balance as on 31 March 2025	-	6,401.60

Particulars	Non-Current Borrowings	Current Borrowings
1st April 2023	-	4,001.72
Proceeds from short term borrowings	-	1,490.00
Interest expenses (excluding interest accrued but not due)	-	336.69
Interest Paid	-	(208.54)
Balance as on 31 March 2024	-	5,619.87

(B) Changes in Liabilities arising from Investing activities

Other than those disclosed in Cash flow statement, there is no non-cash movement in investing activities

Summary of Material Accounting Policies (refer note no. 2)

The accompanying notes forms an integral part of financial statement.

Based on our report of even date attached.

For and on behalf of

ARG & Co. LLP

Chartered Accountants

(FRN: 010630N/N500036)



For and on behalf of the board of directors of
Delanco Realtors Private Limited

Manpreet Singh
Director
DIN:08698797

Sandhya Singla
Director
DIN : 08893844

Place : Gurugram

Date: May 1, 2025

6
92

DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Statement of Changes in Equity for the year ended March 31, 2025

A Equity share capital

Particulars	Balance at April 01, 2024	Changes in Equity share capital during the year	Balance at March 31, 2025
Equity share capital	1.00	-	1.00

Particulars	Balance at April 01, 2023	Changes in Equity share capital during the year	Balance at March 31, 2024
Equity share capital	1.00	-	1.00

B Compulsorily Convertible Debentures**

Particulars	Balance at April 01, 2024	Changes in Compulsorily Convertible Debentures during the year	Balance at March 31, 2025
Compulsorily Convertible Debentures	9,683.00	-	9,683.00

Particulars	Balance at April 01, 2023	Changes in Compulsorily Convertible Debentures during the year	Balance at March 31, 2024
Compulsorily Convertible Debentures	9,683.00	-	9,683.00

C Other equity

Particulars	Equity component of Compulsorily Convertible Debenture	Reserves and Surplus	Total Equity
		Retained Earnings***	
Balance at April 01, 2024	9,683.00	(5,974.64)	3,708.36
Total Comprehensive Income for the year		(550.90)	(550.90)
Balance at March 31, 2025	9,683.00	(6,525.54)	3,157.45

Particulars	Equity component of Compulsorily Convertible Debenture	Reserves and Surplus	Total Equity
		Retained Earnings***	
Balance at April 01, 2023	9,683.00	(5,537.02)	4,145.98
Total Comprehensive Income for the year	-	(437.62)	(437.62)
Balance at March 31, 2024	9,683.00	(5,974.64)	3,708.36

The above statement of change in equity form an integral part of these financial statement

Refer Note no. 14

*** Compulsorily Convertible Debenture**

The Company had issued 96,83,00,000 0.01% unsecured Compulsorily Convertible Debentures (CCDs) of face value ₹ 10 each aggregating to ₹ 968.3 lakhs to its existing shareholders on rights issue basis. Each CCDs is compulsorily convertible, at the option of CCD Holders, into one number of Equity Shares in one or more tranches within a period of ten year from the date of allotment of the CCDs but not later than the expiry of ten years.

**** Retained Earnings**

Represents surplus in statement of Profit and Loss

The accompanying notes forms an integral part of financial statement.

Based on our report of even date attached.

For and on behalf of

ARG & Co. LLP

Chartered Accountants
(FRN: 010630N / N500016)

Ajay Gupta

Partner

Membership No.: 089279

Place : Gurugram

Date: May 1, 2025

For and on behalf of the board of directors of
Delanco Realtors Private Limited

Manpreet Singh

Director

DIN: 08698797

Sandhya Singla

Director

DIN : 08893844

Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended 31 March 2025

1. Corporate information

Delanco Realtors Private Limited ('the Company') is engaged primarily in the business of real estate development. The operations of the Company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of projects. The Company is also engaged in the business of leasing and maintenance services which are related to the overall development of real estate business. The Company was incorporated on May 20, 2006. The registered office is situated at Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN.

The financial statements for the year ended 31 March 2025 were authorised and approved by the Board of Directors on for issue on 01.05.2025

2. Material accounting policies

2.1 Basis of preparation

The standalone financial statements ('financial statements') of the Company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the standalone financial statements.

The standalone financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in India. Further, the standalone financial statements have been prepared on historical cost basis except for certain financial assets, financial liabilities, derivative financial instruments and share based payments which are measured at fair values as explained in relevant accounting policies. The changes in accounting policies are explained in note 2 (aa).

The standalone financial statements are presented in Rupees and all values are rounded to the nearest lakh, except when otherwise indicated.

2.2 Summary of material accounting policies

a) Current and non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

The Company classifies all other liabilities as non-current. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

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

b) Property, plant and equipment

Recognition and initial measurement

Property, plant and equipment at their initial recognition are stated at their cost of acquisition. On transition to Ind AS, the Company had elected to measure all of its property, plant and equipment at the previous GAAP carrying value (deemed cost). The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in statement of profit or loss as incurred. The Company identifies and determines cost of each component/ part of the asset separately, if the component/ part have a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.

Subsequent measurement (depreciation and useful lives)

Property, plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on property, plant and equipment is provided on a straight-line basis over the estimated useful lives of the assets as follows:

Asset category*	Estimated useful life (in years)	Estimated useful life as per Schedule II to the Companies Act, 2013 (in years)
Buildings	20-60	60
Plant and machinery	10-15	15
Computers and data processing units		
- Servers and networks	6	6
- Desktops, laptops and other devices	3	3
Furniture and fixtures	5-10	10
Office equipment	5	5
Vehicles	8-10	8-10



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

*In case of assets pertaining to Golf and Club operations, the Company based on technical evaluation and management estimate considers the useful life of the assets as below:

Asset category	Useful life (in years)
Buildings	20
Plant and machinery	10
Furniture and fixtures	5

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year and adjusted prospectively, if appropriate.

De-recognition

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

c) Capital work-in-progress and intangible assets under development

Capital work-in-progress and intangible assets under development represents expenditure incurred in respect of capital projects/intangible assets under development and are carried at cost less accumulated impairment loss, if any. Cost includes land, related acquisition expenses, development/ construction costs, borrowing costs and other direct expenditure.

d) Investment properties

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition, including transaction costs. On transition to Ind AS, the Company had elected to measure all of its investment properties at the previous GAAP carrying value (deemed cost). The cost comprises purchase price, cost of replacing parts, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the carrying value at the date of change in use.

Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and accumulated impairment losses, if any. Depreciation on investment properties is provided on the straight-line method over the useful lives of the assets as follows:



Delanco Realtors Private Limited
 CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
 122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Asset category	Estimated Useful life (in years)	Estimated useful life as per Schedule II to the Companies Act, 2013 (in years)
Office equipment*	5	5
Furniture and fixtures	5-10	10

* Apart from all the assets, the Company has developed commercial space (in addition to automated multi-level car parking) over the land parcel received under the build, own, operate and transfer scheme of the public private partnership (as mentioned in the intangible assets policy below) which has been depreciated in the proportion in which the actual revenue received during the accounting year bears to the projected revenue from such assets till the end of concession period.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year and adjusted prospectively.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer applying valuation model acceptable internationally.

De-recognition

Investment properties are de-recognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the statement of profit and loss in the period of de-recognition.

e) Intangible assets

Recognition and initial measurement

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. On transition to Ind AS, the Company had elected to measure all of its intangible assets at the previous GAAP carrying value (deemed cost). The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in the statement of profit and loss in the period in which the expenditure is incurred.

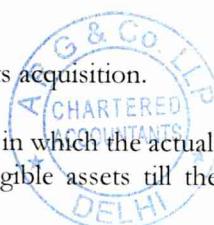
The Company has acquired exclusive usage rights for 30 years under the build, own, operate and transfer scheme in respect of properties developed as automated multi-level car parking and commercial space and classified them under the “Intangible Assets – Right under build, own, operate and transfer arrangement”.

Subsequent measurement (amortisation)

Following initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any.

The cost of capitalized software is amortized over a period of 5 years from the date of its acquisition.

The cost of usage rights is being amortised over the concession period in the proportion in which the actual revenue received during the accounting year bears to the projected revenue from such intangible assets till the end of concession period.



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

De-recognition

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit and loss when the asset is derecognised.

f) Investment in equity instruments of subsidiaries (including partnership firms), joint ventures and associates

Investment in equity instruments of subsidiaries, joint ventures and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution, provision for impairment is recorded in statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

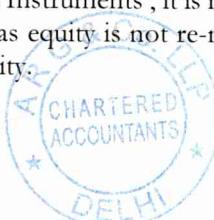
g) Business combinations

The Company applies the acquisition method in accounting for business combinations for the businesses which are not under common control. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Company elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

- a) Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 'Income Tax' and Ind AS 19 'Employee Benefits' respectively.
- b) Potential tax effects of temporary differences and carry forwards of an acquiree that exist at the acquisition date or arise as a result of the acquisition are accounted in accordance with Ind AS 12 'Income Tax'.
- c) Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Company entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 'Share-based Payments' at the acquisition date.
- d) Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 'Non-current Assets Held for Sale and Discontinued Operations' are measured in accordance with that standard.
- e) Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of Ind AS 109 'Financial Instruments', is measured at fair value with changes in fair value recognised in statement of profit and loss. If the contingent consideration is not within the scope of Ind AS 109 'Financial Instruments', it is measured in accordance with the appropriate Ind AS. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates and its subsequent settlement is accounted for within equity.



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended 31 March 2025

When the Company acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in statement of profit and loss or OCI, as appropriate.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Company reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted through additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognized at that date. These adjustments are called as measurement period adjustments. The measurement period does not exceed one year from the acquisition date.

Business combinations under common control

Business combinations involving entities or businesses under common control have been accounted for using the pooling of interest method. The assets and liabilities of the combining entities are reflected at their carrying amounts. No adjustments have been made to reflect fair values, or to recognise any new assets or liabilities.

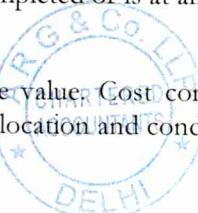
Property acquisitions and business combinations

Where property is acquired, via corporate acquisitions or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents the acquisition of a business.

Where such acquisitions are not judged to be an acquisition of a business, they are not treated as business combinations. Rather, the cost to acquire the corporate entity or assets and liabilities is allocated between the identifiable assets and liabilities (of the entity) based on their relative fair values at the acquisition date. Accordingly, no goodwill or deferred tax arises.

h) Inventories

- Land and plots other than area transferred to constructed properties at the commencement of construction are valued at lower of cost/as re-valued on conversion to stock and net realisable value. Cost includes land (including development rights and land under agreement to purchase) acquisition cost, borrowing cost if inventorisation criteria are met, estimated internal development costs and external development charges and other directly attributable costs.
- Construction work-in-progress of constructed properties other than Special Economic Zone (SEZ) projects includes the cost of land (including development rights and land under agreements to purchase), internal development costs, external development charges, construction costs, overheads, borrowing cost if inventorisation criteria are met, development/ construction materials, and is valued at lower of cost/estimated cost and net realisable value.
- In case of SEZ projects, construction work-in-progress of constructed properties include internal development costs, external development charges, construction costs, overheads, borrowing cost if inventorisation criteria are met, development/ construction materials, and is valued at lower of cost/estimated cost and net realisable value.
- Development rights represent amount paid under agreement to purchase land/development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/development rights in the identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage. These are valued at lower of cost and net realisable value.
- Construction/development material is valued at lower of cost and net realisable value. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition.



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

- Stocks for maintenance facilities (including stores and spares) are valued at cost or net realisable value, whichever is lower.

Cost is determined on weighted-average basis.

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.

i) Revenue from contract or services with customer and other streams of revenue

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods and services before transferring them to the customers.

The disclosures of significant accounting judgements, estimates and assumptions relating to revenue from contracts with customers are provided in note 2.2(bb).

i. Revenue from Contracts with Customers:

Revenue is measured at the fair value of the consideration received/receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognised in the Statement of Profit and Loss to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the standalone financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
- The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where any of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

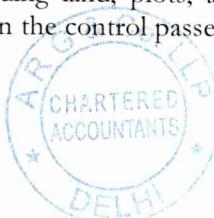
Revenue is recognised either at point of time or over a period of time based on various conditions as included in the contracts with customers.

Point of Time:

Revenue from real-estate projects

Revenue is recognised at the Point in Time w.r.t. sale of real estate units, including land, plots, apartments, commercial units, development rights including development agreements as and when the control passes on to the customer

Incremental cost of obtaining contract



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

The incremental cost of obtaining a contract with a customer is recognised as an asset if company expects to recover those costs subject to other conditions of the standard are met. These costs are charged to statement of profit and loss in accordance with the transfer of the property to the customer.

Over a period of time:

Revenue is recognised over period of time for following stream of revenues:

Revenue from Co-development projects

Co-development projects where the Company is acting as contractor, revenue is recognised in accordance with the terms of the co-developer agreements. Under such contracts, assets created does not have an alternative use for the company and the Company has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material, internal development cost, external development charges, borrowing cost and overheads of such project.

The estimates of the saleable area and costs are reviewed periodically and effect of any changes in such estimates is recognized in the period such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.

Construction and fit-out projects

Construction and fit-out projects where the Company is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created does not have an alternative use and the Company has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project.

The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.

As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

Revenue from golf course operations

Income from golf course operations, capitation, sponsorship etc. is fixed and recognised as per the management agreement with the parties, as and when Company satisfies performance obligation by delivering the promised goods or services as per contractual agreed terms.

Rental and Maintenance income

Revenue in respect of rental and maintenance services is recognised on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

Other operating income



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Income from forfeiture of properties and interest from banks and customers under agreements to sell is accounted for on an accrual basis except in cases where ultimate collection is considered doubtful.

ii. Volume rebates and early payment rebates

The Company provides move in rebates/ early payment rebates/ down payment rebates to the customers. Rebates are offset against amounts payable by the customer and revenue to be recognised. To estimate the variable consideration for the expected future rebates, the Company estimates the expected value of rebates that are likely to be incurred in future and recognises the revenue net of rebates and recognises the refund liability for expected future rebates.

iii. Contract balances

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivables

A receivable represents the Company's right to an amount of consideration that is unconditional (i.e. only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in section 2.2 (u) Financial instruments – initial recognition and subsequent measurement.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract

j) **Cost of revenue**

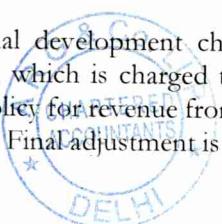
Cost of real estate projects

Cost of constructed properties other than SEZ projects, includes cost of land (including cost of development rights/land under agreements to purchase), estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/construction materials, which is charged to the statement of profit and loss based on the revenue recognized as explained in accounting policy for revenue from real

estate projects above, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.

Cost of SEZ projects

Cost of constructed properties includes estimated internal development costs, external development charges, overheads, borrowing cost, construction costs and development/construction materials, which is charged to the statement of profit and loss based on the revenue recognized as explained in accounting policy for revenue from real estate SEZ projects above, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Cost of land and plots

Cost of land and plots includes land (including development rights), acquisition cost, estimated internal development costs and external development charges, which is charged to the statement of profit and loss based on the percentage of land/plotted area in respect of which revenue is recognised as explained in accounting policy for revenue from 'Sale of land and plots', in consonance with the concept of matching cost and revenue. Final adjustment is made on completion of the specific project.

Cost of development rights

Cost of development rights includes proportionate development rights cost, borrowing costs and other related cost, which is charged to statement of profit and loss as explained in accounting policy for revenue, in consonance with the concept of matching cost and revenue.

k) Borrowing costs

Borrowing costs directly attributable to the acquisition and/or construction/production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

l) Taxes

Current income tax

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside statement of profit and loss is recognized outside statement of profit and loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

In the situations where one or more units/undertaking in the Company are entitled to a tax holiday under the Income-tax Act, 1961, no deferred tax (asset or liability) is recognized in respect of temporary differences which reverse during the tax holiday period, to the extent the concerned entity's gross total income is subject to the deduction during the tax holiday period. Deferred tax in respect of temporary differences which reverse after the tax holiday period is recognized in the year in which the temporary differences originate. However, the Company restricts recognition of deferred tax assets to the extent it is probable that sufficient future taxable income will be available against which such deferred tax assets can be realized. For recognition of deferred taxes, the temporary differences which originate first are considered to reverse first.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

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

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Sales tax / value added taxes/ GST paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the amount of sales tax / value added taxes/Goods and services tax paid, except:

- When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable
- When receivables and payables are stated with the amount of tax included

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

m) Foreign currency transactions

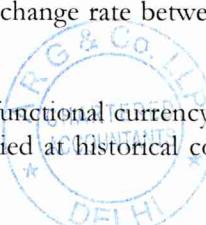
Functional and presentation currency

The standalone financial statements are presented in Indian Rupees (₹) which is also the functional and presentation currency of the Company.

Transactions and balances

Foreign currency transactions are recorded in the functional currency, by applying the exchange rate between the functional currency and the foreign currency at the date of the transaction.

Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transactions.



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Exchange differences arising on settlement of monetary items, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

n) Retirement and other employee benefits

Provident Fund

Retirement benefit in the form of provident fund is a defined benefit scheme. The Company makes contribution to statutory provident fund trust set up in accordance with the Employees' Provident Funds and Miscellaneous Provisions Act, 1952. The Company has to meet the interest shortfall, if any. Accordingly, the contribution paid or payable and the interest shortfall, if any, is recognised as an expense in the period in which services are rendered by the employee. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Gratuity

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit/obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit/obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. This is based on standard rates of inflation, salary growth rate and mortality. Discount factors are determined close to each year-end by reference to market yields on government bonds that have terms to maturity approximating the terms of the related liability. Service cost and net interest expense on the Company's defined benefit plan is included in statement of profit and loss. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to statement of profit and loss in subsequent periods.

Compensated absences

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of discounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to statement of profit and loss in the year in which such gains or losses are determined.

Pension

Pension is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of pension is the present value of the defined benefit obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit

obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. This is based on standard rates of inflation, salary growth rate and mortality. Discount factors are determined close to each year-end by reference to market yields on government bonds that have terms to maturity approximating the terms of the related liability. Service cost on the Company's defined benefit plan is included in employee benefits expense. Net interest expense on the net defined benefit liability is included in finance costs.

Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to statement of profit and loss in subsequent periods.

Short-term employee benefits

Expense in respect of short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee. Contribution made towards superannuation fund (funded by payments to Life Insurance Corporation of India) is charged to statement of profit and loss on accrual basis.

o) Share based payments

Employee Stock Option Plan

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model. That cost is recognised, together with a corresponding increase in share-based payment (SBP) reserves in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The expense or credit in the statement of profit and loss for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense. Upon exercise of share options, the proceeds received are allocated to share capital up to the par value of the shares issued with any excess being recorded as securities premium.

Employee Shadow Option Scheme (cash settled options)

Fair value of cash settled options granted to employees under the Employee's Shadow Option Scheme is determined on the basis of excess of the average market price, during the month before the reporting date, over the exercise price of the shadow option. This fair value is expensed over the vesting period with recognition of a corresponding liability. The liability is re-measured to fair value at each reporting date up to, and including the settlement date, with changes in fair value recognised in employee benefits expense over the vesting period.

p) Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount and the impairment loss, including impairment on inventories, is recognised in the statement of profit and loss.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculation. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long term growth rate is calculated and applied to project future cash flows after the fifth year.



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

If, at the reporting 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. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

q) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of unrestricted cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

r) Cash dividend and non-cash distribution to equity holders

The Company recognises a liability to make cash or non-cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.

Non-cash distributions are measured at the fair value of the assets to be distributed with fair value re-measurement recognised directly in equity.

Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

s) Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. Provisions are discounted to their present values, where the time value of money is material, using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

When the Company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

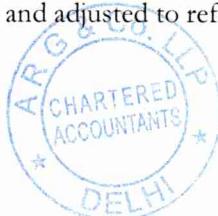
Onerous contracts

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

An onerous contract is a contract under which the unavoidable costs (i.e., the costs that the Company cannot avoid because it has the contract) of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it.

These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liability is disclosed for:



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended 31 March 2025

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

t) Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term as follows:

Asset category	Lease term
Land	28-36 years
Buildings	3-16 years
Assets taken on lease for golf operations	6 years

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in note 2.2 (p) on impairment of non-financial assets.

Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of assets that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned. Fit-out rental income is recognised in the statement of profit and loss on accrual basis.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

u) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

1) Financial Assets

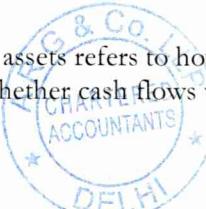
Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI) and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, net of transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under Ind AS 115 'Revenue from contracts with customers'. Refer to the accounting policies in section 2.2 (i) 'Revenue from contracts with customers'.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets or both.



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Subsequent measurement

i. Financial assets carried at amortised cost – a financial asset is measured at amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

ii. Investments in equity instruments of subsidiaries, joint ventures and associates – Investments in equity instruments of subsidiaries, joint ventures and associates are accounted for at cost in accordance with Ind AS 27 ‘Separate Financial Statements’.

iii. Investments in other equity instruments – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to statement of profit and loss. However, the Company transfers the cumulative gain or loss within equity. Dividend on such investments are recognised in statement of profit and loss unless the dividend clearly represents a recovery of part of the cost of the investment.

iv. Investments in mutual funds – Investments in mutual funds are measured at fair value through profit and loss (FVTPL).

v. Derivative instrument - The Company holds derivative financial instruments to hedge its foreign currency exposure for underlying external commercial borrowings ('ECB'). Derivative financial instruments have been accounted for at FVTPL.

Fair value changes on instruments measured at FVTPL is recognised in the Statement of Profit and Loss unless the Company has elected to measure such instrument at FVOCI. Fair value changes on instruments measured at FVOCI are recognised in OCI. Amounts recognised in OCI are not subsequently reclassified to the Statement of Profit and Loss.

De-recognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company’s standalone balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a ‘pass-through’ arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of financial assets

In accordance with Ind AS 109 'Financial Instruments', the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets.

ECL is the weighted-average of difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original effective interest rate, with the respective risks of default occurring as the weights. When estimating the cash flows, the Company is required to consider –

- All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets.
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

(i) Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109 'Financial Instruments', which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

(ii) Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

2) Non-derivative financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, security deposits, loans and borrowings and other financial liabilities including bank overdrafts and financial guarantee contracts.

Subsequent measurement



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Subsequent to initial recognition, the measurement of financial liabilities depends on their classification, as described below:

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in statement of profit and loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or

premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

Financial guarantee contracts

Financial guarantee contracts are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified party fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognized as a financial liability at the time the guarantee is issued at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind-AS 109 and the amount recognised less cumulative amortization.

De-recognition of financial liabilities

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

3) Reclassification of financial instruments

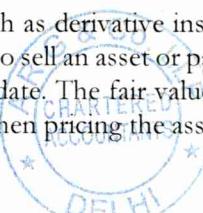
The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

4) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

v) Fair value measurement

The Company measures financial instruments such as derivative instruments etc at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

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

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

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

External valuers are involved for valuation of significant assets, such as properties and unquoted financial assets, and significant liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the management. Valuers are selected based on market knowledge, reputation, independence and whether professional standards are maintained.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 4 and 36).
- Quantitative disclosures of fair value measurement hierarchy (note 36).
- Investment in unquoted equity shares (note 6B).
- Investment properties (note 4).
- Financial instruments (including those carried at amortised cost) (note 36 and 37).

w) Optionally convertible redeemable preference shares and compulsorily convertible debentures

i) Optionally convertible redeemable preference shares

Optionally convertible redeemable preference shares issued by wholly owned subsidiaries are accounted as investments carried at cost. In such instruments, only the subsidiary companies have the option to buy back and dividend will be completely discretionary at the option of the subsidiary. The Company will not have any legal or contractual right either in normal or in default scenario to require the subsidiaries to make payment of principal or interest as issuer has the right to convert the instrument into equity shares at any time during its tenure. Amount is fixed at upfront and conversion will be into fixed number of shares.

ii) Compulsorily convertible debentures



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN**Notes to Financial Statements for the year ended 31 March 2025**

Compulsorily convertible debentures issued by group companies are accounted as Equity investment carried at Cost based on the terms of the contract. These instruments are convertible into fixed number of equity shares within the term stipulated in contract at the option of holder. Amount is fixed at upfront and conversion will be into fixed number of shares.

x) Convertible instruments

Convertible instruments are separated into liability and equity components based on the terms of the contract. On issuance of the convertible instruments, the fair value of the liability component is determined using a market rate

for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on conversion or redemption.

The remainder of the proceeds is allocated to the conversion option that is recognised and included in equity since conversion option meets Ind AS 32 'Financial Instruments Presentation' criteria for fixed to fixed classification. Transaction costs are deducted from equity, net of associated income tax. The carrying amount of the conversion option is not remeasured in subsequent years.

Transaction costs are apportioned between the liability and equity components of the convertible instruments based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

y) Non-current assets held for sale

The Company classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale/ distribution rather than through continuing use. Actions required to complete the sale/ distribution should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

For these purposes, sale transactions include exchanges of non-current assets for other non-current assets when the exchange has commercial substance. The criteria for held for sale classification is regarded met only when the assets or disposal group is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales/ distribution of such assets (or disposal groups), its sale is highly probable; and it will genuinely be sold, not abandoned. The Company treats sale of the asset or disposal group to be highly probable when:

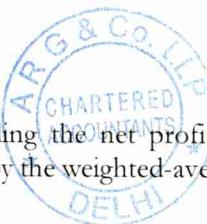
- The appropriate level of management is committed to a plan to sell the asset (or disposal group),
- An active programme to locate a buyer and complete the plan has been initiated,
- The asset (or disposal group) is being actively marketed for sale at a price that is reasonable in relation to its current fair value,
- The sale is expected to qualify for recognition as a completed sale within one year from the date of classification, and
- Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Non-current assets held for sale and disposal groups are measured at the lower of their carrying amount and the fair value less costs to sell. Assets and liabilities classified as held for sale are presented separately in the balance sheet.

Property, plant and equipment and intangible assets once classified as held for sale to owners are not depreciated or amortised.

z) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted-average number of equity shares outstanding during



Delanco Realtors Private Limited
CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

the period. The weighted-average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

aa) Changes in accounting policies and disclosures

New and amended standards

The Company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 April 2024, but do not have a material impact on the standalone financial statements of the Company.

Ind AS 116: Leases – The MCA notified the Companies (Indian Accounting Standards) Second Amendment Rules, 2024, which amended Ind AS 116, Leases, with respect to Lease Liability in a Sale and Leaseback. The amendment specifies the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller-lessee does not recognise any amount of the gain or loss that relates to the right of use it retains. The amendment is effective for annual reporting periods beginning on or after 1 April 2024 and must be applied retrospectively to sale and leaseback transactions entered into after the date of initial application of Ind AS 116.

These amendments had no material impact on the standalone financial statements of the Company during the year *Ind AS 117: Insurance* The Ministry of Corporate Affairs (MCA) notified the Ind AS 117, Insurance Contracts, vide notification dated 12 August 2024, under the Companies (Indian Accounting Standards) Amendment Rules, 2024, which is effective from annual reporting periods beginning on or after 1 April 2024.

Ind AS 117 Insurance Contracts is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Ind AS 117 replaces Ind AS 104 Insurance Contracts. Ind AS 117 applies to all types of insurance contracts, regardless of the type of entities that issue them as well as to certain guarantees and financial instruments with discretionary participation features; a few scope exceptions will apply. Ind AS 117 is based on a general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach); and
- A simplified approach (the premium allocation approach) mainly for short-duration contracts.

These amendments had no material impact on the standalone financial statements of the Company during the year.

New and amended standards, not yet effective

There are no standards that are notified and not yet effective as on the date.

bb) Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's standalone financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the standalone financial statements.



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Classification of leases – The Company enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset's economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialized nature of the leased asset.

Determining the lease term of contracts with renewal and termination options (Company as lessee) – The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised. The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Revenue from contracts with customers – The Company has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.

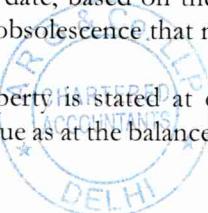
Significant estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities, are described below. The Company based its assumptions and estimates on parameters available when the standalone financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Net realizable value of inventory – The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost. The Company also involves specialist to perform valuations of inventories, wherever required.

Useful lives of depreciable/amortisable assets – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

Valuation of investment property – Investment property is stated at cost. However, as per Ind AS 40 'Investment Property' there is a requirement to disclose fair value as at the balance sheet date. The Company engaged independent



Delanco Realtors Private Limited

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR
122002 IN

Notes to Financial Statements for the year ended 31 March 2025

valuation specialists to determine the fair value of its investment property as at reporting date. The determination of the fair value of investment properties requires the use of estimates such as future cash flows from the assets (such as lettings, future revenue streams, capital values of fixtures and fittings, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets. In addition, development risks (such as construction and letting risk) are also taken into consideration when determining the fair value of the properties under construction. These estimates are based on local market conditions existing at the balance sheet date.

Impairment of Property plant equipment, Investment properties and CWIP – Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The value in use calculation is based on a DCF model. The cash flows are derived from the budgets. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurement disclosures – Management applies valuation techniques (including but not limited to the use of illiquidity discount on investments) to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

Valuation of investment in subsidiaries, joint ventures and associates – Investments in subsidiaries, joint ventures and associates are carried at cost. At each balance sheet date, the management assesses the indicators of impairment of such investments. This requires assessment of several external and internal factor including capitalisation rate, key assumption used in discounted cash flow models (such as revenue growth, unit price and discount rates) or sales comparison method which may affect the carrying value of investments in subsidiaries, joint ventures and associates.



DELANCO REALTORS PRIVATE LIMITED
 CIN No. U70101HR2006PTC106163
 Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN
Notes to Financial Statements for the year ended March 31, 2025

3. Property, plant and equipment

	Gross block				Accumulated depreciation				Net block		(₹ in Lakhs)
	As at April 01, 2024	Additions / adjustments during the year	Deletions/ adjustments during the year	As at March 31, 2025	As at April 01, 2024	Addition during the year	Deletions/ adjustments during the year	As at March 31, 2025	As at March 31, 2025	As at March 31, 2024	As at March 31, 2024
Temporary structures	0.51	-	0.51	-	0.51	-	0.51	-	-	-	-
Office equipments	0.53	-	0.53	-	0.53	-	0.53	-	-	-	-
Furniture and fixtures	3.63	-	3.63	-	3.63	-	3.63	-	-	-	-
Total	4.67	-	4.67	-	4.67	-	4.67	-	-	-	-
Capital Work in Progress	-	-	-	-	-	-	-	-	-	-	-

	Gross block				Accumulated depreciation				Net block		(₹ in Lakhs)
	As at April 01, 2023	Additions / adjustments during the year	Deletions/ adjustments during the year	As at March 31, 2024	As at April 01, 2023	Addition during the year	Deletions/ adjustments during the year	As at March 31, 2024	As at March 31, 2024	As at March 31, 2023	As at March 31, 2023
Temporary structures	0.51	-	-	0.51	0.51	-	-	0.51	-	-	-
Office equipments	0.53	-	-	0.53	0.53	-	-	0.53	-	-	-
Furniture and fixtures	3.63	-	-	3.63	3.63	-	-	3.63	-	-	-
Total	4.67	-	-	4.67	4.67	-	-	4.67	-	-	-

(i) Contractual obligations

The Company does not have any contractual commitments for the acquisition of property, plant and equipment.

(ii) Capitalised borrowing cost

The Company has not capitalised any borrowing cost during the year ended March 31, 2025

(iii) Building, plant and equipment pledged as security

There exist no restrictions on the title and no items of property, plant and equipment have been pledged as security for any liabilities.



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN
Notes to Financial Statements for the year ended March 31, 2025

	Particulars	(₹ in Lakhs)	
		As at March 31, 2025	As at March 31, 2024
4 Other financial assets (Non-Current) (Unsecured considered good)			
Security deposits	1.50	1.50	1.50
	1.50	1.50	1.50
5 Non- current tax assets (net)			
Income tax paid (net of provision for taxes)	12.40	12.58	12.58
	12.40	12.58	12.58
6 Other non- Current assets (Unsecured considered good)			
Deposit with statutory authorities under protest*	401.08	104.55	104.55
	401.08	104.55	104.55
*The company have made the above deposit to file an appeal against the Order passed by RERA Himachal Pardesh in favour of customer.			
7 Inventories (Lower of cost or net realisable value)			
Land and plots	9,193.33	9,249.93	9,249.93
Land, development and construction work in progress*	9,193.33	9,249.93	9,249.93
*The above inventory represents a land parcel situated at Kasauli, Himachal Pradesh, and development construction work in progress incurred till date.			
8 Trade receivables			
Interest accrued on delayed payments from customer :-			
Unsecured, considered good	9.90	15.69	15.69
Trade Receivables - credit Impaired	6.92	6.92	6.92
	16.82	22.61	22.61
Impairment Allowance (allowance for expected credit loss)			
Trade Receivables - credit Impaired	(6.92)	(6.92)	(6.92)
	9.90	15.69	15.69

Trade Receivables ageing schedule

Balance as on 31-Mar-2025

Particulars	Outstanding for following periods from due date of payment#					(₹ in lakhs)
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	1.25	-	-	-	8.65	9.90
(ii) Undisputed Trade Receivables – which have significant increase in credit risk						-
(iii) Undisputed Trade Receivables – credit impaired					6.92	6.92
(iv) Disputed Trade Receivables–considered good						-
(v) Disputed Trade Receivables – which have significant increase in credit risk						-
(vi) Disputed Trade Receivables – credit impaired						-
Total	1.25	-	-	-	15.57	16.82

Balance as on 31-Mar-2024

Particulars	Outstanding for following periods from due date of payment#					(₹ in lakhs)
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	1.25	-	-	-	14.44	15.69
(ii) Undisputed Trade Receivables – which have significant increase in credit risk						-
(iii) Undisputed Trade Receivables – credit impaired		-			6.92	6.92
(iv) Disputed Trade Receivables–considered good						-
(v) Disputed Trade Receivables – which have significant increase in credit risk						-
(vi) Disputed Trade Receivables – credit impaired						-
Total	1.25	-	-	-	21.36	22.61

similar information is given where no due date of payment is specified in that case disclosure is from the date of the transaction.



DELANCO REALTORS PRIVATE LIMITED
 CIN No. U70101HR2006PTC106163
 Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN
Notes to Financial Statements for the year ended March 31, 2025

Particulars	(₹ in Lakhs)	
	As at March 31, 2025	As at March 31, 2024
9 Cash and cash equivalents		
Balances with scheduled banks		
-In current accounts *	8.43	4.60
-In deposits with original maturity of less than 3 months	-	1.80
	<u><u>8.43</u></u>	<u><u>6.40</u></u>
<small>*Includes Rs 2.40 Lakhs (31 March 2024: Rs. 2.40 Lakhs) held in accounts for a project under Real Estate (Regulations and Development) Act, 2016 ("RERA"). The money can be utilised for the payments of specified projects only.</small>		
10 Other bank balances		
Balances with Scheduled Banks		
- Bank deposits with maturity more than 3 months but less than 12 months *	591.09	556.20
	<u><u>591.09</u></u>	<u><u>556.20</u></u>
<small>*Includes Rs 590.25 Lakhs (31 March 2024: Rs. 590.25 Lakhs) held in accounts for a project under Real Estate (Regulations and Development) Act, 2016 ("RERA"). The money can be utilised for the payments of specified projects only.</small>		
11 Other financial assets		
Security deposits		
- (Unsecured, considered good)	5.51	160.51
- (Unsecured, considered doubtful)	0.35	0.35
Less:- Allowance for doubtful deposits	(0.35)	(0.35)
Advances recoverable in cash	4.33	34.33
	<u><u>9.84</u></u>	<u><u>194.84</u></u>
12 Other current assets		
Advances recoverable in cash or in kind or for value to be received	20.30	20.34
Balance with government authorities		
- (Unsecured, considered good)	-	-
- (Unsecured, considered doubtful)	71.29	74.61
Less:- Allowance for Doubtful debts	(53.30)	(74.61)
	<u><u>38.29</u></u>	<u><u>20.34</u></u>

(This space has been intentionally left blank)



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended March 31, 2025

(₹ in Lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
	(₹ in Lakhs)	
13 Equity Share Capital		
Authorised, issued, subscribed and paid-up share capital and par value per share		
Authorised		
10,000 (previous year - 10,000) Equity shares of ₹ 10 each	1.00	1.00
	1.00	1.00
Issued, subscribed and paid-up share capital		
10,000 (previous year - 10,000) Equity shares of ₹ 10 each	1.00	1.00
	1.00	1.00

(A) Reconciliation of numbers of equity shares outstanding at the beginning and at the end of the year

Particulars	As at March 31, 2025	As at March 31, 2024
	No of Shares	No of Shares
Equity Share Capital		
At the beginning of the year	10,000	10,000
Add : Issued during the year	-	-
At the end of the year	10,000	10,000

(B) Rights, preferences and restrictions attached to equity shares

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

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.

(C) Details of shareholders holding more than 5% shares in the company at any time during the year

Name of shareholder	Number of shares	% holding
DLF Home Developers Limited (Parent Company)	10,000	100%

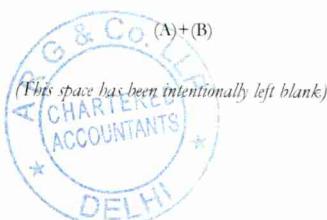
(D) The Company has not issued any shares without cash consideration or any bonus shares and there has not been any buy-back of shares in the five years immediately preceding the balance sheet date.

(E) The Company has not reserved any shares for issuance under options.

(F) Shares held by promoters at the end of the year	Number	As at March 31, 2025		Number	As at March 31, 2024	
		% holding	% change during the year		% holding	% change during the year
Particulars						
DLF Home Developers Limited along with its nominees	10,000	100%	-	10,000	100%	-

14. Other equity

	As at March 31, 2025	As at March 31, 2024
Retained earning		
-Statement of profit and loss		
As per last balance sheet	(5,974.64)	(5,537.02)
Loss for the year	(550.90)	(437.62)
Add:Other comprehensive income	-	-
Net deficit in the statement of profit and loss	(A) (6,525.54)	(5,974.64)
Equity component of compulsorily convertible debentures		
As per last balance sheet	9,683.00	9,683.00
Deletion during the during	-	-
(B)	9,683.00	9,683.00
Total other equity	(A)+(B) 3,157.46	3,708.36



DELANCO REALTORS PRIVATE LIMITED
 CIN No. U70101HR2006PTC106163
 Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN
 Notes to Financial Statements for the year ended March 31, 2025

Particulars	As at March 31, 2025	As at March 31, 2024	(₹ in Lakhs)
-------------	-------------------------	-------------------------	--------------

15 Borrowings

Loans from related party (unsecured)*	5,963.30	5,282.31
*Repayable on demand and carries interest @ 8.75% (March 31, 2024: 8.75%) per annum as at balance sheet date	<u><u>5,963.30</u></u>	<u><u>5,282.31</u></u>

16 Trade payables

Due to subsidiary companies/ partnership firms (refer note 27)	46.12	-
Total Outstanding dues of micro enterprises and small enterprises (refer note no.31)	120.47	77.71
Total Outstanding dues of creditors other than micro enterprises and small enterprises	24.12	253.05
	<u><u>190.71</u></u>	<u><u>330.76</u></u>

Trade Payables ageing schedule

Balance as at 31st March, 2025		(₹ in Lakhs)				
Particulars		Outstanding for following periods from due date of payment*				Total
		Less than 1 year	1-2 year	2-3 year	More than 3 years	
(i) MSME-Not due		6.69	-	-	-	6.69
(ii) MSME-Due		41.89	38.23	13.79	19.87	113.78
(iii) Others		16.34	7.87	(2.03)	48.05	70.24
(iv) Disputed dues-MSME						-
(iv) Disputed dues-Others						-
		58.23	46.10	11.76	67.92	190.71

Balance as at 31st March, 2024		(₹ in Lakhs)				
Particulars		Outstanding for following periods from due date of payment*				Total
		Less than 1 year	1-2 year	2-3 year	More than 3 years	
(i) MSME-Not due		6.69	-	-	-	6.69
(ii) MSME-Due		13.84	21.81	9.01	26.36	71.02
(iii) Others		50.76	106.09	0.14	96.06	253.05
(iv) Disputed dues-MSME						-
(iv) Disputed dues-Others						-
		71.29	127.90	9.15	122.42	330.76

* In respect of total outstanding dues of micro enterprises and small enterprises beyond the period of 45 days from the due date and also as mentioned in the form MSME-1 filed by the Company with Registrar of Companies, there has been delay in payment to these MSME vendors due to non-submission of requisite documents by the respective vendors, which has been acknowledged by the vendors. Hence, the Company has been unable to process their payments and the delay is not attributable to the Company.

* similar information is given where no due date of payment is specified in that case disclosure is from the date of the transaction.

17 Other financial liabilities

Interest accrued but not due on borrowings	436.46	335.82
Interest accrued on CCD	0.87	0.87
Interest accrued on advance from customers and others	4.18	4.18
Security Deposit	12.45	16.59
Registration charges payable	0.14	
	<u><u>454.10</u></u>	<u><u>357.46</u></u>

18 Other current liabilities

Contract Liability	441.35	412.41
Payable for cost to completion	30.98	36.51
Other liabilities	24.85	24.85
Statutory dues payable	2.11	8.36
	<u><u>499.29</u></u>	<u><u>482.13</u></u>

(This space has been intentionally left blank)



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended March 31, 2025

Particulars	(₹ in Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
19 Operating revenue		
Revenue from sale of constructed properties	105.56	294.78
	105.56	294.78
*Timing of revenue recognition		
Revenue recognition at a point of time	105.56	294.78
Revenue recognition over period of time	-	-
Total revenue from contracts with customers	105.56	294.78
Contract balances		
Trade receivables from contracts under Ind AS 115	-	-
Contract Assets	-	-
Contract Liabilities (refer note 18)	441.35	412.41
	441.35	412.41

Trade receivables are non-interest bearing and are generally on terms of 30 to 90 days.

Contract assets are initially recognised for revenue earned on account of contracts where revenue is recognised over the period of time as receipt of consideration is conditional on successful completion of performance obligations as per contract. Once the performance obligation is fulfilled and milestones for invoicing are achieved, contract assets are classified as trade receivables.

Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers.

Due to restriction on transfer of land to persons who are not the agriculturist/non-agriculturist of Himachal Pradesh states, provided in Himachal Pradesh Tenancy & Land Reforms Act, 1972, the Company has cancelled the maximum sale of plotted area in the project during the year. The Company is currently exploring further plans of selling that cancelled area either by way of constructing apartments or villas which are easily transferrable under the Act.

Set out below is the amount of revenue recognised from:

Movement of contract liability

	March 31, 2025	March 31, 2024
Amounts included in contract liabilities at the beginning of the year	412.41	1,479.71
Amount received/Adjusted against contract liability during the year	134.50	(772.52)
Performance obligations satisfied/cancelled in current year	(105.56)	294.78
Amounts included in contract liabilities at the end of the year	441.35	412.41

§ Includes ₹ (105.56) lakhs (31 March 2024 ₹294.78 lakhs) recognised out of opening contract liabilities.

Reconciling the amount of revenue recognised in the statement of profit and loss with

	March 31, 2025	March 31, 2024
Revenue as per Contracted price	105.56	297.09
Adjustments		
Significant financing component	-	-
Other adjustments	-	(2.31)
	105.56	294.78

Performance obligation

Information about the Company's performance obligations for material contracts are summarised below:

The performance obligation of the Company in case of sale of residential apartments/ developed plots is satisfied once the project is completed and control is transferred to the customers.

The customer makes the payment for contracted price as per the instalment stipulated in the Buyer's Agreement

The transaction price allocated of the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31st March '2025 is ₹ 471.84 lakhs (31 March 2024 ₹ 471.84 lakhs). The same is expected to be recognised within 1 to 3 years



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended March 31, 2025

Particulars	(₹ in Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
20 Other income		
Interest income from:		
-Bank deposits	38.89	25.26
-Income tax refunds	0.21	0.27
Liabilities no longer required written back	21.31	284.19
	60.41	309.72
21 Cost of land, plots, development rights, constructed properties and others		
Cost of land, plots, constructed properties and other development activities	68.76	156.55
	68.76	156.55
22 Finance cost		
Interest expense on Borrowings	483.64	373.13
Interest expense on Debentures	0.97	0.97
Interest to Customers	-0.71	175.26
Interest on delay in payment of taxes	0.61	1.17
	484.51	550.53
23 Other expenses		
Rent expense	0.94	0.82
Rates and taxes	0.35	0.02
compensation paid	1.49	104.07
Water and electricity	-	2.26
Repair and maintenance expense		
Others	2.67	2.76
Constructed properties/colonies	45.51	33.06
Advertisement and sales promotion expense	50.78	-
Travelling and conveyance expense	-	-
Security expenses	41.12	38.71
Commission and brokerage	-	6.74
Legal and professional expense	6.76	132.29
Payment to Auditors		
- Statutory audit (including GST)	7.31	7.31
- Other services	0.27	0.23
Amounts/Assets written off	6.39	5.68
Bad debts/allowance on doubtful assets	-	1.09
	163.60	335.04

(This space has been intentionally left blank)



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN
Notes to Financial Statements for the year ended March 31, 2025

Particulars	(₹ in Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024

24 Tax expenses

(A) The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.17% and the reported tax expense in profit or loss are as follows:

Current tax

Deferred tax

Income tax expense as reported in the statement of profit and loss

(B) Reconciliation of tax expenses and the accounting profit multiplied by India's domestic tax rate for March 31, 2025 & March 31, 2024

<u>Accounting (loss)/profit before income tax</u>	(550.90)	(437.62)
- At country's statutory income tax rate of 25.17% (31 March 2024: 25.17%)	(138.66)	(110.15)
Tax impact of expenses disallowed during the year:	-	-
Deferred tax asset not created in respect of loss	138.66	110.15
Deferred tax asset created/reversed during the year recognised in statement of profit or loss*	-	-
Income tax expense	-	-

*The company has incurred losses in the current year as well as brought forward unabsorbed losses under tax laws which results in creation of Deferred tax assets. The company has recognised deferred tax assets on brought forward income tax losses to the extent that it is probable that taxable profit will be available to utilised against such losses. This involves significant management judgement, estimation and assumptions.

25 Earnings/ (Loss) per equity share

Earnings/ (Loss) Per Share ('EPS') is determined based on the net profit attributable to the shareholders' of the Holding Company. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Compulsory convertible debentures are treated as equivalent of equity share for the purpose of basic earnings per equity share. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options, except where the result would be anti-dilutive.

Particulars	(₹ in Lakhs)	
	For the year ended March 31, 2025	For the year ended March 31, 2024
Net Profit/(Loss) for the year/ previous year attributable to equity shareholders	(550.90)	(437.62)
Total number of equity shares outstanding at the beginning of the year	10,000.00	10,000.00
Potential equity shares in compulsorily convertible debentures	96,830,000.00	96,830,000.00
Total number of equity shares outstanding at the end of the year/previous year	96,840,000.00	96,840,000.00
Weighted average of equity shares outstanding for DEPS	96,840,000.00	96,840,000.00
Nominal value of equity share (Rs.)	10.00	10.00
Basic earnings per share of Rs. 10/- each	(0.57)	(0.45)
Diluted earnings per share of Rs. 10/- each	(0.57)	(0.45)



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the year ended March 31, 2025

26. Ratio Analysis

S.No	Ratio	Reason for Variation	As at 31st March 2025	As at 31st March 2024	Variation more than 25 %
(a)	Current ratio	Increase in Liabilities	1.39	1.56	-10.95%
(b)	Debt-equity ratio	Increase in Borrowings	1.89	1.42	32.58%
(c)	Debt service coverage ratio	Decrease in finance cost	(0.01)	-0.27	-95.84%
(d)	Return on equity ratio	Due to increase in Losses in Retained Earning	-17.44%	-11.80%	47.84%
(e)	Inventory turnover ratio	Decrease in cost of land, development rights	0.01	0.02	-55.64%
(f)	Trade receivable turnover ratio	Decrease in revenue from operation	8.25	18.75	-56.00%
(g)	Trade payable turnover ratio	NA	NA	NA	NA
(h)	Net capital turnover ratio	Decrease in total sales	0.03	0.08	-56.35%
(i)	Net profit ratio	Increase in net profit after tax	521.88%	148.46%	251.54%
(j)	Return on capital employed	Reduction in Expenses	-2.10%	3.04%	-169.05%
(k)	Return on investment	NA	NA	NA	NA

(This space has been intentionally left blank)



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the Year ended March 31, 2025

27 Related Party Disclosure

In accordance with Ind AS-24 “Related Party Disclosures”, the names of related parties along with aggregate amount of transactions and year end balances with them are given as follows:

A) Relationship

a) Ultimate Parent Company :-

Rajdhani Investments and Agencies Private Limited

b) Intermediate Parent company :-

DLF Limited ((Parent company of DLF Home Developers Limited)

c) Parent Company :-

DLF Home Developers Limited

d) Fellow subsidiaries:-

DLF Luxury Homes Limited with whom transaction have been carried out during the year.

B) Details of transactions with the related party/parties during the previous year in the ordinary course of business*.

(₹ in Lakhs)

Particulars	Ultimate Parent Company/ Parent company		Fellow Subsidiaries Company	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Interest expense on borrowings				
DLF Home Developers Limited	468.79	371.82	-	-
DLF Luxury Homes Limited	-	-	14.85	1.31
Interest expense on CCD				
DLF Home Developers Limited	0.97	0.97	-	-
Rental Expense				
DLF Home Developers Limited	0.94	0.82	-	-
Loan taken				
DLF Home Developers Limited	504.00	1,456.00	-	-
DLF Luxury Homes Limited	-	-	177.00	134.00
Loan Paid				
DLF Home Developers Limited	-	100.00	-	-
DLF Luxury Homes Limited	-	-	-	-

b) Balances at year end.

(₹ in Lakhs)

Particulars	Ultimate Parent Company/ Parent co		Fellow Subsidiaries Company	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Equity share capital	1.00	1.00	-	-
DLF Home Developers Limited	1.00	1.00	-	-
Borrowings	3,792.31	3,792.31	-	-
DLF Home Developers Limited	5,652.31	5,148.31	-	-
DLF Luxury Homes Limited	-	-	311.00	134.00
CCD	9,683.00	9,683.00	-	-
DLF Home Developers Limited	9,683.00	9,683.00	-	-
Rent payables	-	-	-	-
DLF Home Developers Limited	-	-	-	-
Interest accrued on borrowings	421.91	334.64		
DLF Home Developers Limited	421.91	334.64		
DLF Luxury Homes Limited			14.55	1.18
Interest accrued on CCD	0.87	0.87		
DLF Home Developers Limited	0.87	0.87		

(This space has been intentionally left blank)



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the Year ended March 31, 2025

28 Financial risk management

Financial instruments by category

(i) Fair values hierarchy

Financial assets are measured at fair value in the financial statement and are grouped into three level of fair value hierarchy. The three levels are defined based on the observability of significant input to the measurement as follows:

Level 1: Quoted price (unadjusted) in active market for the financial instrument

Level 2: Input other than quoted prices included within level 1 that are observable for the assets or liabilities, either directly or

Level 3: Unobservable inputs for the assets or liabilities

(ii) Fair assets measured at fair value-recurring fair value measurements- Nil

(iii) Fair value of instruments measured at amortised cost:

		March 31, 2025		March 31, 2024	
Particulars	Level	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets					
Other Financial Asset (Non-Current)	Level 3	1.50	1.50	1.50	1.50
Loan and Advances	Level 3	9.84	9.84	194.84	194.84
Trade receivables	Level 3	9.90	9.90	15.69	15.69
Other Bank Balances	Level 3	591.09	591.09	556.20	556.20
Cash and equivalents	Level 3	8.43	8.43	6.40	6.40
Total financial assets	-	620.76	620.76	774.63	774.63
Financial liabilities					
Borrowings (Including Interest Accrued)	Level 3	6,399.76	6,399.76	5,618.13	5,618.13
Trade payables	Level 3	190.71	190.71	330.76	330.76
Other financial liabilities	Level 3	17.50	17.50	21.64	21.64
Total financial liabilities	-	6,607.97	6,607.97	5,970.53	5,970.53

(iv) Financial instruments by category

For amortised cost instruments, carrying value represents the best estimate of fair value.

		March 31, 2025			March 31, 2024		
Particulars	Level	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial assets							
Other Financial Asset (Non-Current)	Level 3	-	-	1.50	-	-	1.50
Loan and Advances	Level 3	-	-	9.84	-	-	194.84
Trade receivables	Level 3	-	-	9.90	-	-	15.69
Other Bank Balances	Level 3	-	-	591.09	-	-	556.20
Cash and equivalents	Level 3	-	-	8.43	-	-	6.40
Total financial assets	-	-	-	620.76	-	-	774.63
Financial liabilities							
Borrowings (Including Interest Accrued)	Level 3	-	-	6,399.76	-	-	5,618.13
Trade payables	Level 3	-	-	190.71	-	-	330.76
Other financial liabilities	Level 3	-	-	17.50	-	-	21.64
Total financial liabilities	-	-	-	6,607.97	-	-	5,970.53

(v) Risk management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements

(A) Credit risk

Credit risk is the risk that a counter party fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls. Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits. Other financial assets measured at amortized cost include loans to employees, security deposits and others. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously, while at the same time internal control system in place ensure the amounts are within defined limits



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the Year ended March 31, 2025

(a) Credit risk management

(i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

B: Moderate credit risk

C: High credit risk

The Company provides for expected credit loss based on the following:

Asset group	Basis of categorization	Provision for expenses credit loss
Low credit risk	Cash and cash equivalents, other bank balances, loans, trade receivables and other financial assets	12 month expected credit loss
Moderate credit risk	Trade Receivable, Loans and other financial assets	12 month expected credit loss/life time expected credit loss
High credit risk	Trade Receivable, Loans and other financial assets	12 month expected credit loss/life time expected credit loss/fully provided for

* Life time expected credit loss is provided for trade receivables.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

(₹ in Lakhs)

Credit rating	Particulars	March 31, 2025	March 31, 2024
A: Low credit risk	Cash and cash equivalents, other bank balances, loans, security deposit, trade receivables and other financial assets	620.76	772.83
B: High credit risk	Loans, other financial assets and trade receivables	-	-
B: High credit risk	Loans, other financial assets and trade receivables	7.27	7.27

b) Credit risk exposure

Provision for expected credit losses

The Company provides for expected credit loss based on 12 months and lifetime expected credit loss basis for following financial assets:-

As at March 31, 2025

(₹ in Lakhs)

Particulars	Estimated gross carrying amount at default	Expected Default Probability	Expected credit losses	Carrying amount net of impairment provision
Other Financial Asset (Non-Current)	1.50	0.00%	-	1.50
Cash and cash equivalents	8.43	0.00%	-	8.43
Other bank balance	591.09	0.00%	-	591.09
Loan and Advances	-	0.00%	-	-
Trade receivables	16.82	41.14%	-6.92	9.90
Other Financial Asset (Current)	10.19	3.43%	-0.35	9.84

As at March 31, 2024

(₹ in Lakhs)

Particulars	Estimated gross carrying amount at default	Expected Default Probability	Expected credit losses	Carrying amount net of impairment provision
Other Financial Asset (Non-Current)	1.50	0.00%	-	1.50
Cash and cash equivalents	6.40	0.00%	-	6.40
Other bank balance	556.20	0.00%	-	556.20
Loan and Advances	-	0.00%	-	-
Trade receivables	22.61	30.61%	-6.92	15.69
Other Financial Asset (Current)	195.19	0.18%	-0.35	194.84



DELANCO REALTORS PRIVATE LIMITED
 CIN No. U70101HR2006PTC106163
 Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN
 Notes to Financial Statements for the Year ended March 31, 2025

A) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

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

As at March 31, 2025

Particulars	(₹ in Lakhs)			
	Less than 1 year	1-5 years	More than 5 years	Total
Non-derivatives				
Borrowings	6,399.76			6,399.76
Trade payable	190.71			190.71
Other Financial Liabilities	17.50	-	-	17.50
Total	6,607.97	-	-	6,607.97

As at March 31, 2024

Particulars	(₹ in Lakhs)			
	Less than 1 year	1-5 years	More than 5 years	Total
Non-derivatives				
Borrowings	5,618.13	-	-	5,618.13
Trade payable	330.76	-	-	330.76
Other Financial Liabilities	21.64	-	-	21.64
Total	5,970.53	-	-	5,970.53

C) Market risk

a) Interest rate risk

i) Liabilities

The company's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

ii) Assets

The company's fixed deposits are carried at fixed rate. Therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

29 Capital management

The Company manages its capital to ensure that the Company will be able to continue as going concern while maximizing the return to stakeholders through optimization of debt and equity balance. The capital structure of the Company consists of net debt and total equity of the Company. The Company is not subject to any externally imposed capital requirements.

Particulars	March 31, 2025	March 31, 2024
Borrowings	5,963.30	5,282.31
Trade payables	190.71	330.76
Other financial liabilities	454.10	357.46
Total Debts	6,608.11	5,970.52
Less: Cash and cash equivalents	(8.43)	(6.40)
Net debts	6,599.68	5,964.12
Total equity	3,158.46	3,709.36
Total debt and equity	9,758.14	9,673.48
Gearing ratio (%)	67.63%	61.65%

30 The Company has used a third party operated accounting software for maintaining its books of account and that the audit trail feature of the said software was enabled and operated throughout the year for all relevant transactions recorded in the software and the company preserved the audit trail in full compliance with the requirements of section 128(5) of the Companies Act, 2013, in respect of the financial year ended March 31, 2025. However, in respect of the financial years ended March 31, 2024, Management is not in possession of Service Organisation Controls report (SOC1 type 2 report) to determine whether the requirements of above Rule has been met.



DELANCO REALTORS PRIVATE LIMITED

CIN No. U70101HR2006PTC106163

Regd. Office: Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram HR 122002 IN

Notes to Financial Statements for the Year ended March 31, 2025

31 Details of dues to Micro and Small Enterprises as per MSMED Act, 2006 to the extent of information available with the Company :

Particulars	As at March 31, 2025	As at March 31, 2024 (₹ in Lakhs)
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	120.47	77.71
The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006	-	-

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the company. No other transaction have been entered with suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 other than disclosed above. The same has been relied upon by the auditors.

32 The Company is primarily engaged in the business of Colonization and real Estate Development, which as per Indian Accounting Standard – 108 on 'Operating Segments' as Specified under section 133 of the companies Act, 2013 read with rule 7 of companies (Accounts) Rules, 2014 (as amended) is considered to be the only reportable business segment. The Company is primarily operating in India which is considered as a single geographical segment.

33 No provision for tax for the year has been made in the accounts as there is no taxable income under the provisions of the Income-Tax Act 1961. The Company follows notified IND AS 12 – Income Taxes, as per section 133 of Companies Act, 2013 read with rules made thereunder. The company has incurred losses in the current year as well as brought forward unabsorbed losses under tax laws which results in creation of Deferred tax assets. The company has recognised deferred tax assets on brought forward income tax losses to the extent that it is probable that taxable profit will be available to utilise against such losses. This involves significant management judgement, estimation and assumptions.

34 Capital commitments as at 31 March 2025 are Nil. (Previous year ₹ Nil lakhs).

35 Contingent liability (interest, compensation not provided for) in respect of ongoing legal cases as on March 31st 2025 is Rs. 108.41 Lakhs (Previous year Rs. 108.41 lakhs). The case is pending before SCDRC Court, where complainant is seeking refund of principal amount, interest and litigation charges. Based on the expert advice the management of the company is confident that the outcome of the case will be in the favour of company. Accordingly, no provision has been provided in the financial statement for the above matters.

36 Other statutory information for the year ended March 31, 2025 and March 31, 2024

- (i) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii) The Company do not have any transactions with companies struck off under Section 248 of the Companies Act, 2013.
- (iii) The Company do not have any charges or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.
- (iv) The Company have not traded or invested in Crypto Currency or Virtual Currency during the financial year.



(v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vii) The Company does not have any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other) relevant provisions of the Income-tax Act, 1961.

(viii) The Company has not been declared wilful defaulter by any bank or financial institution or Government or any Government authority or other lender, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

(ix) The Company has complied with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation.

37 In the opinion of the Board of Directors, all current and non-current assets including non-current loans, appearing in the balance sheet as at respective dates, have a value on realization, in the ordinary course of the company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.

38 Ind As-116 "Leases" is effective from 01.04.2019. The company has Short Term lease contract with Lease term of less than 12 months. The company is recognizing the

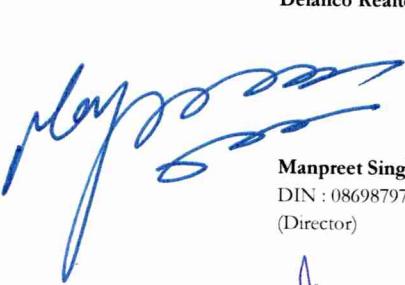
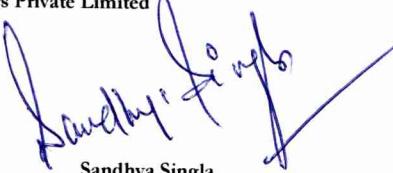
39 Figures of previous years have been regrouped/reclassified wherever considered necessary to make them comparable with that of current year.

40 Figures have been rounded off to the nearest rupee in Lakhs.



Place: Gurugram
Date: May 1, 2025

For and on behalf of the board of directors of
Delanco Realtors Private Limited

 
Manpreet Singh
DIN : 08698797
(Director)

Sandhya Singla
DIN : 08893844
(Director)