

**Arkade Realty**  
**Special Purpose Standalone Balance sheet as on March 31, 2025**  
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note	As at March 31, 2025
<b>Assets</b>		
<b>Non-current assets</b>		
(a) Property, plant and equipment	2	-
<b>Total non-current assets</b>		-
<b>Current assets</b>		
(a) Inventories	3	-
(b) Financial assets		
(i) Investments		3.29
(ii) Trade receivables	4	1.96
(iii) Cash and cash equivalents	5	1.80
(iv) Bank balances other than (ii) above	6	-
(v) Loans	7	-
(vi) Other financial assets	8	-
(c) Other current assets	9	30.55
<b>Total current assets</b>		<b>37.60</b>
<b>Total assets</b>		<b>37.60</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
(a) Partners Capital	10	37.60
<b>Total equity</b>		<b>37.60</b>
<b>Liabilities</b>		
<b>Current liabilities</b>		
(a) Financial liabilities		
(i) Trade payables	11	-
- Total outstanding dues to small and micro enterprises		-
- Total outstanding dues of creditors other than small and micro enterprises		-
(ii) Other financial liabilities	12	-
(b) Other current liabilities	13	-
(c) Provisions	14	-
<b>Total current liabilities</b>		-
<b>Total equity and liabilities</b>		<b>37.60</b>

Significant Accounting Policies and Notes to Accounts

1-22

As per our report of even date

**For AMIT T JAIN & Co.,**  
Chartered Accountants  
Firm Reg. No.: 134333W

  
**AMIT T JAIN**  
PROPRIETOR M.No. 104422  
M No. 104422

Place: Mumbai  
Date : 09/05/2025

UDIN :- 25104422BMLFPS3434

**For and on behalf of**  
**Arkade Realty**

  
**Partner**  
Arkade Developers Ltd

Place: Mumbai  
Date: 09/05/2025

  
**Partner**  
Pratik Jain

**Arkade Realty****Special Purpose Standalone Statement of Profit and Loss for the year ended March 31, 2025**

All amounts are ₹ in Lakhs unless otherwise stated

Particulars		Note	For the year ended March 31, 2025
I	Revenue from operations	15	-
II	Other income	16	0.16
III	<b>Total income (I + II)</b>		<b>0.16</b>
IV	<b>Expenses</b>		
	(a) Cost of construction	17	-
	(b) Changes in inventories of finished goods and work in progress	18	-
	(c) Employee benefit expense	19	-
	(d) Finance costs	20	-
	(e) Depreciation and amortisation expense	21	-
	(f) Other expenses	22	0.70
	<b>Total expenses (IV)</b>		<b>0.70</b>
V	<b>Profit before tax (III - IV)</b>		<b>(0.54)</b>
VI	<b>Tax expense</b>		
	(1) Current tax		-
	(2) Taxation for earlier year		-
	(3) Deferred tax expense/ (credit)		-
	<b>Total tax expense (VI)</b>		<b>-</b>
VII	<b>Profit for the year (V -VI)</b>		<b>(0.54)</b>
X	<b>Earnings per equity share (Face value of ₹ 10/- per share)</b>		
	(1) Basic (₹)		
	(2) Diluted (₹)		

Significant Accounting Policies and Notes to Accounts

1-22

As per our report of even date

For AMIT T JAIN & Co.,  
Chartered Accountants  
Firm Reg. No.: 134333W

For and on behalf of  
Arkade Realty

  
Partner  
Arkade Developers Ltd

  
Partner  
Pratik Jain

  
AMIT T JAIN

PROPRIETOR M.No. 104422

M No. 104422

Place: Mumbai



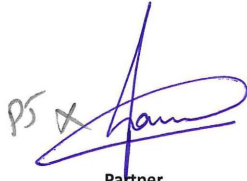
Date : 09/05/2025

VDIN:-25104422BMLFPS3434

Place: Mumbai

Date : 09/05/2025

**Arkade Realty**  
**Special Purpose Statement of Cash flow for the year ended March 31, 2025**  
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For year ended March 31, 2025
<b>Cash flows from operating activities</b>	
Profit before tax	(0.54)
Adjustments for:	
Finance costs	-
Interest income	(0.16)
Depreciation and amortisation expenses	-
<b>Operating profit before working capital changes</b>	<b>(0.70)</b>
<b>Adjustments for:</b>	
<b>(Increase)/decrease in operating assets</b>	
Trade receivables	-
Inventories	-
Other financial assets (Non-Current and Current)	(0.16)
Other assets (Non-Current and Current)	(26.48)
<b>Increase/(decrease) in operating liabilities</b>	
Trade payables	(0.11)
Other financial liabilities (Non-Current and Current)	-
Other current liabilities	-
<b>Changes in Working Capital</b>	<b>(26.75)</b>
<b>Cash generated from operations</b>	<b>(27.46)</b>
Income taxes paid (Net of Refund)	-
<b>Net cash generated by operating activities</b>	<b>(27.46)</b>
<b>Cash flows from investing activities</b>	
(Investment in) / Proceeds from Bank Deposits	-
(Investment) / withdrawal from investments in subsidiary & associates firms	-
(Investment in) / Proceeds from current investments	-
Purchase of property, plant and equipment and other intangible assets	0.16
Interest Income	0.16
Proceeds from disposal of property, plant and equipment and other intangible assets	-
<b>Net cash used in investing activities</b>	<b>0.16</b>
<b>Cash flows from financing activities</b>	
Capital Introduced	6.04
<b>Net cash (used in) / generated by financing activities</b>	<b>6.04</b>
Add / Less : (Loss)/Gain on remeasurement of the defined benefit plan	-
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>(21.26)</b>
Cash and cash equivalents at the beginning of the year	23.06
<b>Cash and cash equivalents at the end of the year</b>	<b>1.80</b>
<b>Reconciliation of cash and cash equivalents with the Balance Sheet:</b>	
Cash and cash equivalents at end of the year (Refer Note 15)	1.80
<b>Note:</b>	
The above cash flow statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS - 7) "Statement of Cash Flow".	
Significant Accounting Policies and Notes to Accounts 1-22	
For AMIT JAIN & Co., Chartered Accountants Firm Reg. No.: 134333W	For and on behalf of Arkade Realty
	
AMIT JAIN PROPRIETOR M.No. 104422 Place: Mumbai Date : 09/05/2025	Partner Arkade Developers Ltd Place: Mumbai Date : 09/05/2025
	
	Partner Pratik Jain

UDIN: 25104422BMLFPS3434

**Arkade Realty**

Notes to the Special Purpose Standalone Financial Statements as at March 31, 2025

All amounts are ₹ in Lakhs unless otherwise stated

**2 Property, plant and equipment**

Particulars	Furniture & Fixture	Computer	Plant & Machinery	Vehicles	Total
<b>I. Cost/Deemed Cost</b>					
Balance as at April 1, 2024	-	-	-	-	-
Additions					-
Disposals					-
<b>Balance as at March 31, 2025</b>	-	-	-	-	-
<b>II. Accumulated depreciation</b>					
Balance as at April 1, 2024					-
Depreciation expense for the year	-	-	-	-	-
Eliminated on disposal of assets					-
<b>Balance as at March 31, 2025</b>	-	-	-	-	-
<b>III. Net block balance (I-II)</b>					
<b>As on March 31, 2025</b>	-	-	-	-	-

**Arkade Realty****Notes to the Special Purpose Standalone Financial Statements as at March 31, 2025**

All amounts are ₹ in Lakhs unless otherwise stated

**3 Inventories**

Particulars	As at March 31, 2025
<b>At lower of cost or net realisable value</b>	
(a) Work in Progress (Project)	-
(b) Finished Goods	-
<b>Total</b>	<b>-</b>

**4 Trade receivables**

Particulars	As at March 31, 2025
Trade receivables	
(a) Unsecured, considered good	1.96
(b) Unsecured, credit Impaired	
	1.96
Less: Allowance for doubtful debts	-
<b>Total</b>	<b>1.96</b>

4.1 The average credit period on sales of goods is 15 days.

**5 Cash and cash equivalents**

Particulars	As at March 31, 2025
(a) Cash on hand	0.71
(b) Balances with banks in current account	1.10
<b>Total</b>	<b>1.80</b>

5.1 There is no repatriation restriction with regard to cash and cash equivalents at the end of

**6 Bank balances other than cash and cash equivalents**

Particulars	As at March 31, 2025
(a) Term deposits with banks (with original maturity of more than three months but less than twelve months) (held as margin money with Banks for guarantees)	-
<b>Total</b>	<b>-</b>

**7 Loans**

Particulars	As at March 31, 2025
<b>Non-current - unsecured, considered good</b>	
(a) Loans to employees	
<b>Total</b>	-
<b>Current - unsecured, considered good</b>	
(a) Loans to employees	-
(a) Loans to Other	-
<b>Total</b>	-

**8 Other financial assets**

Particulars	As at March 31, 2025
<b>Non Current - unsecured, considered good</b>	
(a) Deposits with bank	
- Margin money deposits with banks (held as lien by bank)	
<b>Total</b>	-
<b>Current - unsecured, considered good</b>	
(a) EMD Deposits with societies	
(b) Security deposits	-
(c) Other receivables	-
<b>Total</b>	-

**9 Other assets**

Particulars	As at March 31, 2025
<b>Current</b>	
(a) Security deposits given against purchase of land	
(b) Balance with Government Authorities	30.55
(c) Advance to Suppliers	-
(d) Prepaid Expenses	-
(e) Interest Accrued and due	-
(f) Other Receivables	-
<b>Total</b>	30.55

Arkade Realty

Notes to the Special Purpose Standalone Financial Statements as at March 31, 2025

All amounts are ₹ in Lakhs unless otherwise stated

10 Partner Capital

NAME OF THE PARTNERS	Share of Profit	Opening Balance as on 01.04.2024	Additions of Capital (Net of Withdrawals)	Share of Profit / (Loss)	Closing Balance as on 31.03.2025
Arkade Developers Ltd	70%	8.98	6.04	(0.38)	14.64
Pratik Jain	30%	23.12	-	(0.16)	22.96
<b>Total</b>	<b>100%</b>	<b>32.10</b>	<b>6.04</b>	<b>(0.54)</b>	<b>37.60</b>

**11 Trade payables**

Particulars	As at March 31, 2025
(a) Total outstanding dues of small and micro enterprises	
(b) Total outstanding dues of creditors other than small and micro enterprises	-
<b>Total</b>	-

**12 Other financial liabilities**

Particulars	As at March 31, 2025
<b>Current</b>	
<b>Financial liabilities at amortised cost:</b>	
Security deposits received from customer	-
Repayable On Flat Cancelled	-
Other payables	-
<b>Total</b>	-

**13 Other current liabilities**

Particulars	As at March 31, 2025
Refundable Security Deposit	-
Statutory remittances	-
Advance from Customers	-
Current Account balance with Partnership Firms & LLP's	-
<b>Total</b>	-

**14 Provisions**

Particulars	As at March 31, 2025
<b>Current</b>	
Provision for Tax	-
Provision for defect liability & repairs	-
<b>Total</b>	-

Arkade Realty  
Notes to the Special Purpose Standalone Financial Statements as at March 31, 2025  
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15 Revenue from operations

Particulars	As at March 31, 2025
Sale of Properties	-
<b>Other operating revenues</b>	
Development and amenities charges from Sale of Flats	-
<b>Total</b>	<b>-</b>

15.1 Reconciliation of revenue recognised in the statement of profit and loss with the contracted price:

Particulars	As at March 31, 2025
Revenue from contracts with customers	-
Add: Credits / Returns	-
<b>Contracted price with the customers</b>	<b>-</b>

16 Other income

Particulars	As at March 31, 2025
<b>Interest Income on financial assets measured at amortised cost</b>	
- From bank deposits	0.16
	<b>0.16</b>
<b>Other non-operating income</b>	
- Cancellation Charges Received from Customers	-
- Car Parking Charges Received	-
- Provision for compensation written back	-
- Miscellaneous income	-
<b>Total</b>	<b>0.16</b>

17 Cost of Constructions

Particulars	As at March 31, 2025
Land & Land Related cost	-
Construction Cost	-
<b>Total</b>	<b>-</b>

18 Changes in inventories of finished goods and work in progress

Particulars	As at March 31, 2025
<b>Inventories at the beginning of the year</b>	
-Finished Units (Completed Projects)	-
-Work in Progress (Projects under construction / development)	-
<b>Inventories at the end of the year</b>	
-Finished Units (Completed Projects)	-
-Work in Progress (Projects under construction / development)	-
<b>Net (increase)/decrease</b>	<b>-</b>

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19 Employee benefits expense

Particulars	As at March 31, 2025
Salaries, wages and bonus	-
<b>Total</b>	<b>-</b>

20 Finance cost

Particulars	As at March 31, 2025
Interest cost - on financial liabilities at amortised cost	-
- Borrowings from Others	-
Transaction cost related to long term borrowings	-
Bank Charges and Stamp Duty Charges on long term borrowings	-
<b>Total</b>	<b>-</b>

21 Depreciation and amortisation expenses

Particulars	As at March 31, 2025
Depreciation of property, plant and equipment	-
Amortisation of intangible assets *	-
<b>Total</b>	<b>-</b>

\* The computer software under Intangible assets is having useful life of indefinite period and hence not amortised.

22 Other expenses

Particulars	As at March 31, 2025
Brokerage & Commission	-
Business Promotion & Advertising	-
Computer Expenses	-
Donation & CSR Expense	-
Legal & Professional Fees	-
Motor Car Expenses	-
Office Expenses	-
Printing & stationary	-
Repair & Maintenance Expenses - Others	-
Security Expenses	-
Sundry Balance W/off.	-
Site Expenses	-
Society Expenses	-
Stamp Duty Charges	-
GST Reversed / Paid	0.47
Travelling & Conveyance Expenses	-
Miscellaneous Expenses	0.24
<b>Total</b>	<b>0.70</b>