

Arkade Realty
Special Purpose Standalone Balance sheet as on March 31, 2026
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note	As at March 31, 2026
Assets		
Non-current assets		
(a) Property, plant and equipment	2	-
Total non-current assets		-
Current assets		
(a) Inventories	3	-
(b) Financial assets		
(i) Investments		-
(ii) Trade receivables	4	-
(iii) Cash and cash equivalents	5	0.05
(iv) Bank balances other than (ii) above	6	-
(v) Loans	7	-
(vi) Other financial assets	8	-
(c) Other current assets	9	-
Total current assets		0.05
Total assets		0.05
Equity and liabilities		
Equity		
(a) Partners Capital	10	0.05
Total equity		0.05
Liabilities		
Current liabilities		
(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	-
Total current liabilities		-
Total equity and liabilities		0.05

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

Ajit
AMIT T JAIN

PROPRIETOR M.No. 104422

M No. 104422

Place: Mumbai

Date : 12-05-2026

UDIN : 2610442201INDP6291

For and on behalf of
Arkade Realty

Amit

Partner
Arkade Developers Ltd

Place: Mumbai
Date: 12-05-2026

X Pratik

Partner
Pratik Jain



Arkade Realty

Special Purpose Standalone Statement of Profit and Loss for the year ended March 31, 2026

All amounts are ₹ in Lakhs unless otherwise stated

Particulars		Note	For the Year ended March 31, 2026
I	Revenue from operations	15	-
II	Other income	16	0.20
III	Total income (I + II)		0.20
IV	Expenses		
	(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	0.00
	(e) Depreciation and amortisation expense	21	-
	(f) Other expenses	22	14.89
	Total expenses (IV)		14.89
V	Profit before tax (III - IV)		(14.69)
VI	Tax expense		
	(1) Current tax		-
	(2) Taxation for earlier year		13.76
	(3) Deferred tax expense/ (credit)		-
	Total tax expense (VI)		13.76
VII	Profit for the year (V - VI)		(28.45)
X	Earnings per equity share (Face value of ₹ 10/- per share)		
	(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



AMIT T JAIN
PROPRIETOR M.No. 104422

M No. 104422

Place: Mumbai

Date : 12-05-2026

UDIN : 26104422011NDP6291

Partner
Arkade Developers Ltd

Place: Mumbai

Date : 12-05-2026



Partner
Pratik Jain



Arkade Realty
Special Purpose Statement of Cash flow for the year ended March 31, 2026
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For the Year ended March 31, 2026
Cash flows from operating activities	
Profit before tax	(14.69)
Adjustments for:	
Finance costs	0.00
Interest income	(0.20)
Depreciation and amortisation expenses	-
Operating profit before working capital changes	(14.89)
Adjustments for:	
(Increase)/decrease in operating assets	
Trade receivables	1.96
Inventories	-
Other financial assets (Non-Current and Current)	-
Other assets (Non-Current and Current)	30.55
Increase/(decrease) in operating liabilities	
Trade payables	-
Other financial liabilities (Non-Current and Current)	-
Other current liabilities	-
Changes in Working Capital	32.51
Cash generated from operations	17.62
Income taxes paid (Net of Refund)	-13.76
Net cash generated by operating activities	3.85
Cash flows from investing activities	
(Investment in) / Proceeds from Bank Deposits	3.29
(Investment) / withdrawal from investments in subsidiary & associates firms	-
(Investment in) / Proceeds from current investments	-
Purchase of property, plant and equipment and other intangible assets	0.20
Interest Income	0.20
Proceeds from disposal of property, plant and equipment and other intangible assets	-
Net cash used in investing activities	3.49
Cash flows from financing activities	
Interest Paid	(0.00)
Capital Withdrawn	(14.42)
Capital Introduced	5.33
Net cash (used in) / generated by financing activities	(9.10)
Add / Less : (Loss)/Gain on remeasurement of the defined benefit plan	
Net increase/ (decrease) in cash and cash equivalents	(1.75)
Cash and cash equivalents at the beginning of the year	1.80
Cash and cash equivalents at the end of the year	0.05
Reconciliation of cash and cash equivalents with the Balance Sheet:	
Cash and cash equivalents at end of the year (Refer Note 15)	0.05

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

Agai

AMIT T JAIN
PROPRIETOR M.No. 104422

Place: Mumbai

Date : 12-05-2026

UDIN : 26104422011NDP6291

For and on behalf of
Arkade Realty

Apit

Partner
Arkade Developers Ltd

Place: Mumbai

Date : 12-05-2026

ham

Partner
Pratik Jain



Notes to the Special Purpose Standalone Financial Statements as at March 31, 2026

All amounts are ₹ in Lakhs unless otherwise stated

2 Property, plant and equipment

Particulars	Furniture & Fixture	Computer	Plant & Machinery	Vehicles	Total
I. Cost/Deemed Cost					
Balance as at April 1, 2025	-	-	-	-	-
Additions					-
Disposals					-
Balance as at March 31, 2026	-	-	-	-	-
II. Accumulated depreciation					
Balance as at April 1, 2025					-
Depreciation expense for the year	-	-	-	-	-
Eliminated on disposal of assets					-
Balance as at March 31, 2026	-	-	-	-	-
III. Net block balance (I-II)					
As on March 31, 2026	-	-	-	-	-

3 Inventories

Particulars	As at March 31, 2026
At lower of cost or net realisable value	
(a) Work in Progress (Project)	-
(b) Finished Goods	-
Total	-

4 Trade receivables

Particulars	As at March 31, 2026
Trade receivables	
(a) Unsecured, considered good	-
(b) Unsecured, credit Impaired	-
Less: Allowance for doubtful debts	-
Total	-

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

5 Cash and cash equivalents

Particulars	As at March 31, 2026
(a) Cash on hand	-
(b) Balances with banks in current account	0.05
Total	0.05

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, 2026
(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)	-
Total	-

7 Loans

Particulars	As at March 31, 2026
Non-current - unsecured, considered good	
(a) Loans to employees	
Total	-
Current - unsecured, considered good	
(a) Loans to employees	-
(a) Loans to Other	-
Total	-

8 Other financial assets

Particulars	As at March 31, 2026
Non Current - unsecured, considered good	
(a) Deposits with bank	
- Margin money deposits with banks (held as lien by bank)	
Total	-
Current - unsecured, considered good	
(a) EMD Deposits with societies	
(b) Security deposits	-
(c) Other receivables	-
Total	-

9 Other assets

Particulars	As at March 31, 2026
Current	
(a) Security deposits given against purchase of land	
(b) Balance with Government Authorities	-
(c) Advance to Suppliers	-
(d) Prepaid Expenses	-
(e) Interest Accrued and due	-
(f) Other Receivables	-
Total	-

Arkade Realty
Notes to the Special Purpose Standalone Financial Statements as at March 31, 2026
All amounts are ₹ in Lakhs unless otherwise stated

10 Partner Capital

NAME OF THE PARTNERS	Share of Profit	Opening Balance as on 01.04.2025	Additions of Capital (Net of Withdrawals)	Share of Profit / (Loss)	Closing Balance as on 31.03.2026
Arkade Developers Ltd	70%	14.64	5.33	(19.92)	0.05
Pratik Jain	30%	22.96	(14.42)	(8.54)	(0.00)
Total	100%	37.60	(9.10)	(14.69)	0.05

11 Trade payables

Particulars	As at March 31, 2026
(a) Total outstanding dues of small and micro enterprises	
(b) Total outstanding dues of creditors other than small and micro enterprises	-
Total	-

12 Other financial liabilities

Particulars	As at March 31, 2026
Current	
Financial liabilities at amortised cost:	
Security deposits received from customer	-
Repayable On Flat Cancelled	-
Other payables	-
Total	-

13 Other current liabilities

Particulars	As at March 31, 2026
Refundable Security Deposit	-
Statutory remittances	-
Advance from Customers	-
Current Account balance with Partnership Firms & LLP's	-
Total	-

14 Provisions

Particulars	As at March 31, 2026
Current	
Provision for Tax	-
Provision for defect liability & repairs	-
Total	-

15 Revenue from operations

Particulars	As at March 31, 2026
Sale of Properties	-
Other operating revenues	
Development and amenities charges from Sale of Flats	-
Total	-

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

Particulars	As at March 31, 2026
Revenue from contracts with customers	-
Add: Credits / Returns	-
Contracted price with the customers	-

16 Other income

Particulars	As at March 31, 2026
Interest Income on financial assets measures at amortised cost	
- From bank deposits	0.20
	0.20
Other non-operating Income	
- Cancellation Charges Received from Customers	-
- Car Parking Charges Received	-
- Provision for compensation written back	-
- Miscellaneous income	-
Total	0.20

17 Cost of Constructions

Particulars	As at March 31, 2026
Land & Land Related cost	
Construction Cost	-
Total	-

18 Changes in inventories of finished goods and work in progress

Particulars	As at March 31, 2026
Inventories at the beginning of the year	
-Finished Units (Completed Projects)	-
-Work in Progress (Projects under construction / development)	-
Inventories at the end of the year	
-Finished Units (Completed Projects)	-
-Work in Progress (Projects under construction / development)	-
Net (increase)/decrease	-

19 Employee benefits expense

Particulars	As at March 31, 2026
Salaries, wages and bonus	-
Total	-

20 Finance cost

Particulars	As at March 31, 2026
Interest cost - on financial liabilities at amortised cost	
- Borrowings from Others	0.00
Transaction cost related to long term borrowings	-
Bank Charges and Stamp Duty Charges on long term borrowings	-
Total	0.00

21 Depreciation and amortisation expenses

Particulars	As at March 31, 2026
Depreciation of property, plant and equipment	-
Amortisation of intangible assets *	-
Total	-

22 Other expenses

Particulars	As at March 31, 2026
Brokerage & Commission	-
Business Promotion & Advertising	-
Computer Expenses	-
Donation & CSR Expense	-
Legal & Professional Fees	-
Motor Car Expenses	-
Office Expenses	-
Printing & stationery	-
Repair & Maintenance Expenses - Others	-
Security Expenses	-
Sundry Balance W/off.	0.23
Site Expenses	0.71
Society Expenses	-
Interest on TDS	0.07
GST Reversed / Paid	13.89
Travelling & Conveyance Expenses	-
Miscellaneous Expenses	-
Total	14.89