

AUDIT REPORT & ACCOUNTS

(FINANCIAL YEAR 2024-25)

OF

UNIQUEARK REALTORS PRIVATE LIMITED

AUDITOR: M S S R & ASSOCIATES
Chartered Accountants
Kolkata



Independent Auditor's Report

To the Members of **UNIQUEARK REALTORS PRIVATE LIMITED**

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of **UNIQUEARK REALTORS PRIVATE LIMITED** ("the Company"), which comprise the balance sheet as at 31st March, 2025, and the statement of Profit and Loss 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 financial statements give the information required by 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 31st March, 2025, its profit/loss for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 Companies Act, 2013 and the Rules thereunder, 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 opinion.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company





and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 financial statements.

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

- Identify and assess the risks of material misstatement of the 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 Companies Act, 2013, we are not 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 financial statements, including the disclosures, and whether the 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. This report does not include a statement on the matters specified in paragraph 3 and 4 of 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 Companies Act, 2013, since in our opinion and according to the information and explanations given to us, the said order is not applicable to the company.
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 dealt with by this Report are in agreement with the books of account.





- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) The matter described in the Emphasis of Matter paragraph above, in our opinion may have an adverse effect on the functioning of the company.
- f) On the basis of the written representations received from the directors as on 31st March, 2025, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - 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 it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds 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(s) or entity(ies), including foreign entities ("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 it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("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; and



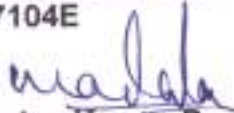


- c. Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. No dividend has been declared during the financial year 2024-25.
- vi. The accounting software of the Company has a feature of recording audit trail and the same has been operated throughout the year for all transactions recorded in the software and the audit trail feature has not been tempered with and has been preserved by the company as per the statutory requirements of record retention.

Place: KOLKATA
Date: 04/08/2025
UDIN: 25068355BMILLAN4208



For M S S R & ASSOCIATES
Chartered Accountants
FRN: 327104E


Madhusudan Kumar Poddar
(PARTNER)

Membership No.: 068355

UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

Balance Sheet as at 31st March 2025

| Particulars | Note No. | As at 31st March 2025 | As at 31st March 2024 |
|---|----------|-----------------------|-----------------------|
| EQUITY AND LIABILITIES | | | |
| Shareholder's funds | | | |
| Share capital | 1 | 800.00 | 800.00 |
| Reserves and surplus | 2 | 12,759.62 | 12,780.80 |
| | | 13,559.62 | 13,580.80 |
| Current liabilities | | | |
| Short-Term borrowings | 3 | 4,889.00 | 9,889.00 |
| Trade payables | 4 | - | - |
| (A) Payable to MSME | | - | - |
| (B) Payable to other than MSME | | 29.48 | 291.31 |
| Other current liabilities | 5 | 1,415.39 | 2,328.08 |
| Short-term provisions | | - | - |
| | | 6,333.86 | 12,508.40 |
| TOTAL | | 19,893.48 | 26,089.20 |
| ASSETS | | | |
| Non-current assets | | | |
| Property, Plant & Equipment and Intangible Assets | | | |
| (A) Property, Plant & Equipment | 6 | 48.59 | 57.16 |
| | | 48.59 | 57.16 |
| Deferred Tax Asset | 7 | 11.61 | 13.64 |
| Current assets | | | |
| Inventories | | - | - |
| Trade receivables | 8 | 3,402.62 | - |
| Cash and Bank Balances | 9 | 1,844.16 | 4,528.66 |
| Short-term loans and advances | 10 | 14,586.61 | 14,931.49 |
| Other Current assets | 11 | - | 6,558.33 |
| | | 19,833.39 | 26,018.60 |
| TOTAL | | 19,893.48 | 26,089.20 |

Significant Accounting Policies & Notes to the account

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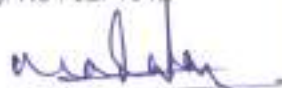
The Notes referred to above form an integral part of the Balance Sheet.

As per our report of even date

For **M S S R & ASSOCIATES**

Chartered Accountants

Firm Reg. No : 327104E



MADHUSUDAN KUMAR PODDAR

PARTNER

Membership No. : 068355

Place: Kolkata

Date: 04/08/2025

UDIN: 25068355BMILLAN4208



For and on behalf of the board



**MORHAMMED NISAR
RABBANI**

Director

DIN: 06546725



Syed Zubair Ahmed

Director

DIN:- 06417912

UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

Statement of Profit and loss for the year ended 31st March 2025

| Particulars | Note No. | 31st March 2025 | 31st March 2024 |
|--|----------|-----------------|-------------------|
| Income | | | |
| Revenue from operations | 12 | 1,144.89 | 13,511.77 |
| Other income | 13 | 765.50 | 221.35 |
| Total Income | | 1,910.39 | 13,733.12 |
| Expenses | | | |
| Cost of Raw Material Consumed | 14 | - | 521.60 |
| Changes in inventories of Finished Goods, Work-in-Progress, Stock in Trade | 15 | - | 13,971.92 |
| Employee Benefit Expenses | 16 | 239.07 | 256.64 |
| Finance Cost | 17 | 637.64 | 12.79 |
| Depreciation and amortization expense | 7 | 8.57 | 10.09 |
| Other Expenses | 18 | 1,040.66 | 4,083.18 |
| Total Expenses | | 1,925.95 | 18,856.21 |
| Profit before exceptional items, extraordinary items and tax | | (15.55) | (5,123.09) |
| Exceptional items | | - | - |
| Profit before extraordinary items and tax | | (15.55) | (5,123.09) |
| Extraordinary items | | - | - |
| Profit before tax | | (15.55) | (5,123.09) |
| Tax expenses | | | |
| Current tax | 19 | - | - |
| Deferred tax | 20 | 2.03 | 2.39 |
| Excess/short provision relating earlier year tax | 20A | 3.60 | 316.16 |
| Profit(Loss) for the period from continuing operations | | (21.18) | (5,441.64) |
| Profit/(loss) from discontinuing operations | | - | - |
| Tax expense of discontinuing operations | | - | - |
| Profit/(loss) from discontinuing operations (after tax) | | - | - |
| Profit/(Loss) for the year | | (21.18) | (5,441.64) |
| Earnings per share | | | |
| Basic | 21 | | |
| Before extraordinary items | | (0.26) | (66.02) |
| After extraordinary Adjustment | | (0.26) | (68.02) |

Significant Accounting Policies & Notes to the account

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The Notes referred to above form an integral part of the Balance Sheet.

As per our report of even date

For M S S R & ASSOCIATES

Chartered Accountants

Firm Reg. No. : 327104E



MADHUSUDAN KUMAR PODDAR

PARTNER

Membership No. : 068355

Place: Kolkata

Date: 04/08/2025

UDIN: 25068355BMILLAN4208



For and on behalf of the board



**MOHAMMED NISAR
RABBANI**

Director

DIN: 06546725



Syed Zubair Ahmed

Director

DIN:- 06417912

UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

Notes to Financial statements for the year ended 31st March 2025

The previous year figures have been regrouped / reclassified, wherever necessary to conform to the current year presentation.

Note No. 1 Share Capital

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|---|-----------------------|-----------------------|
| Authorised : | | |
| 100000 (31/03/2024:100000) Equity shares of Rs. 10.00/- par value | 1,000.00 | 1,000.00 |
| Issued : | | |
| 80000 (31/03/2024:80000) Equity shares of Rs. 10.00/- par value | 800.00 | 800.00 |
| Subscribed and paid-up : | | |
| 80000 (31/03/2024:80000) Equity shares of Rs. 10.00/- par value | 800.00 | 800.00 |
| Total | 800.00 | 800.00 |

Reconciliation of the Shares outstanding at the beginning and at the end of the reporting period.

Equity shares

| Particulars | As at 31st March 2025 | | As at 31st March 2024 | |
|---|-----------------------|---------------|-----------------------|---------------|
| | No. of Shares | Amount | No. of Shares | Amount |
| At the beginning of the period | 80,000 | 800.00 | 80,000 | 800.00 |
| Issued during the Period | - | - | - | - |
| Redeemed or bought back during the period | - | - | - | - |
| Outstanding at end of the period | 80,000 | 800.00 | 80,000 | 800.00 |

Right, Preferences and Restriction attached to shares

Equity shares

The company has only one class of Equity having a par value Rs. 10.00 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the board of directors is subject to the approval of the shareholders in ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the Equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amounts, in proportion to their shareholding.

Shares held by holding company/ultimate holding company and/ or their subsidiaries/ associates

| Name of the Company | As at 31st March 2025 | | As at 31st March 2024 | |
|------------------------|-----------------------|----------|-----------------------|----------|
| | No. of Shares | Amount | No. of Shares | Amount |
| Holding Company | - | - | - | - |
| NA | - | - | - | - |
| Total | - | - | - | - |

Details of shareholders holding more than 5% shares in the company.

Type of ShareName of Shareholders

| Name of Shareholders | Type of Share | As at 31st March 2025 | | As at 31st March 2024 | |
|----------------------|---------------------|-----------------------|---------------|-----------------------|---------------|
| | | No. of Shares | % of Holding | No. of Shares | % of Holding |
| Khurshid Alam | Equity [NV: 10.00] | 20,000.00 | 25.00 | 20,000.00 | 25.00 |
| Ajaz Mohammad Nadeem | Equity [NV: 10.00] | 20,000.00 | 25.00 | 20,000.00 | 25.00 |
| Rakim Shams | Equity [NV: 10.00] | 20,000.00 | 25.00 | 20,000.00 | 25.00 |
| Syed Zubair Ahmed | Equity [NV: 10.00] | 20,000.00 | 25.00 | 20,000.00 | 25.00 |
| Total : | | 80,000.00 | 100.00 | 80,000.00 | 100.00 |



Details of shareholdings by the Promoter's of the Company as on 31/03/2025

| Promoter Name | As at 31st March 2025 | | As at 31st March 2024 | | % change during the year |
|----------------------|-----------------------|-------------------|-----------------------|-------------------|--------------------------|
| | Number of shares | % of total shares | Number of shares | % of total shares | |
| Khurshid Alam | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Ajaz Mohammad Nadeem | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Rakim Shams | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Syed Zubair Ahmed | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Total | 80,000 | 100.00% | 80,000 | 100.00% | |

Details of shareholdings by the Promoter's of the Company as on 31/03/2024

| Promoter Name | As at 31st March 2024 | | As at 31st March 2023 | | % change during the year |
|----------------------|-----------------------|-------------------|-----------------------|-------------------|--------------------------|
| | Number of shares | % of total shares | Number of shares | % of total shares | |
| Khurshid Alam | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Ajaz Mohammad Nadeem | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Rakim Shams | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Syed Zubair Ahmed | 20,000 | 25.00% | 20,000 | 25.00% | - |
| Total | 80,000 | 100.00% | 80,000 | 100.00% | |



UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

Note No. 2 Reserves and surplus

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|---|--------------------------|--------------------------|
| Surplus | | |
| Opening Balance | 12,780.80 | 18,222.45 |
| Add: Profit/(Loss) for the year | (21.18) | (5,441.64) |
| Closing Balance | 12,759.62 | 12,780.80 |
| Balance carried to balance sheet | 12,759.62 | 12,780.80 |

Note No. 3 Short-Term Borrowings

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|--|--------------------------|--------------------------|
| Unsecured Borrowings | | |
| Loan from Related Parties- Repayable on demand | 1,889.00 | 1,889.00 |
| Loan from Others- Repayable on demand | 3,000.00 | 8,000.00 |
| Balance carried to balance sheet | 4,889.00 | 9,889.00 |

Note No. 4 Trade Payables

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|---|--------------------------|--------------------------|
| (A) Payable to MSME | | |
| (B) Payable to other than MSME | 29.48 | 291.31 |
| Balance carried to balance sheet | 29.48 | 291.31 |

4.1 Based on the information available with the Company, there are no outstanding dues and payments made to any supplier of goods and services beyond the specified period under Micro, Small and Medium Enterprises Development Act, 2006 [MSMED Act]. There is no interest payable or paid to any suppliers under the said Act.

4.2 The ageing schedule of Trade Payables is as per Annexure to notes 4.2

Note No. 5 Other Current Liabilities

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|---|--------------------------|--------------------------|
| Interest accrued and due on borrowings | 588.04 | 14.16 |
| Accrued expenses payable | 20.47 | 16.59 |
| Advance Received from Debtors | - | 1,428.57 |
| Retention Money | 448.60 | 525.81 |
| Duties and Taxes | 198.42 | 183.09 |
| Payable to Landlord | 159.86 | 159.86 |
| Balance carried to balance sheet | 1,415.39 | 2,328.08 |

Note No. 6 Property Plant & Equipment

Property Plant & Equipment's Chart is annexed with Notes.

Note No. 7 Deferred Tax Assets (Net)

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|--|--------------------------|--------------------------|
| Opening | 13.54 | 15.93 |
| Add: Current year's liability/(Reversal) | (2.03) | (2.39) |
| Balance carried to balance sheet | 11.51 | 13.54 |



UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

Note No. 8 Trade receivables

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|---|-----------------------|-----------------------|
| Unsecured, Considered Good | 3,402.62 | - |
| Balance carried to balance sheet | 3,402.62 | - |

8.1 The ageing schedule of Trade Payables is as per Annexure to notes 8.1

Note No.9 Cash and Bank balances

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|---|-----------------------|-----------------------|
| Cash & Cash Equivalents | | |
| Balance with banks | | |
| Current A/c balances with banks | 1,765.62 | 4,498.23 |
| Fixed Deposit A/c | 65.48 | - |
| Total | 1,831.09 | 4,498.23 |
| Cash in hand | | |
| Cash in hand | 13.07 | 30.45 |
| Total | 13.07 | 30.45 |
| Balance carried to balance sheet | 1,844.16 | 4,528.68 |

Note No. 10 Short-term loans and advance

| Particulars | 2025 | 2024 |
|---|------------------|------------------|
| Unsecured Considered Good | | |
| Other Loans and Advances | | |
| Advance with Revenue Authorities | 186.95 | 1,049.86 |
| Loan and Advances To Others | 14,399.66 | 13,881.63 |
| Balance carried to balance sheet | 14,586.61 | 14,931.49 |

Note No. 11 Other Current Assets

| Particulars | As at 31st March 2025 | As at 31st March 2024 |
|---|-----------------------|-----------------------|
| Revenue recognised in Advance (as per ICAI Guidance Note on Accounting for Real Estate) | - | 6,558.33 |
| Balance carried to balance sheet | - | 6,558.33 |



UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

Note No. 12 Revenue from operations

| Particulars | 2024-25 | 2023-24 |
|---|-----------------|------------------|
| Sale of Services (As per % Completion method) | 1,144.89 | 13,479.63 |
| Other Operating Revenue: | | |
| Flat Cancellation charge | - | 32.14 |
| Total | 1,144.89 | 13,511.77 |

Note No. 13 Other income

| Particulars | 2024-25 | 2023-24 |
|-----------------------------------|---------------|---------------|
| Other non-operating income | | |
| Interest Income | 711.22 | 217.96 |
| Sundry Balance written off | 54.28 | - |
| Misc Income | - | 3.38 |
| Total | 765.50 | 221.35 |

Note No. 14 Cost of Raw Material Consumed

| Particulars | 2024-25 | 2023-24 |
|---|----------|---------------|
| Raw Material Inventory at the beginning | - | - |
| Add: Purchase | - | 521.60 |
| Less:-Raw Material Inventory at the end | - | - |
| Total | - | 521.60 |

Note No. 15 Changes in inventories of Finished Goods, Work-in-Progress, Stock in Trade

| Particulars | 2024-25 | 2023-24 |
|---|---------|-----------|
| Inventory at the end of the year | | |
| Work-in-Progress | - | - |
| Inventory at the beginning of the year | | |
| Work-in-Progress | - | 13,971.92 |
| (Increase)/decrease in inventories | | |
| Work-in-Progress | - | 13,971.92 |

Note No. 16 Employee Benefit expenses

| Particulars | 2024-25 | 2023-24 |
|-------------------------|---------------|---------------|
| Salary & wages- Project | 239.07 | 256.64 |
| Total | 239.07 | 256.64 |

Note No. 17 Finance cost

| Particulars | 2024-25 | 2023-24 |
|------------------|---------------|--------------|
| Interest Expense | 637.64 | 12.79 |
| Total | 637.64 | 12.79 |



UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

Note No. 18 Other Expenses

| Particulars | 2024-25 | 2023-24 |
|-------------------------------------|-----------------|-----------------|
| Project Expenses | | |
| Electricity Charge | 37.44 | 181.97 |
| Ineligible GST | 43.16 | 429.92 |
| Work Contract Charges | 79.29 | 1,554.43 |
| Security Charges | 57.00 | 171.05 |
| Site Expenses | 16.48 | 92.76 |
| KMC Expenses | 409.24 | - |
| Advertisement Expenses | 78.50 | 978.30 |
| Fire safety expenses | - | 399.00 |
| Other Expenses | | |
| Auditor Remuneration (Note No. 18A) | 25.00 | 17.50 |
| Brokerage & Commission | | 183.50 |
| Professional Fees | 117.75 | 70.00 |
| Rates & Taxes | 6.30 | 4.75 |
| Printing & Stationary | 0.90 | - |
| Interest Reversal | 169.60 | - |
| Total | 1,040.66 | 4,083.18 |

Note No. 18A Auditor Remuneration

| Particulars | 2024-25 | 2023-24 |
|----------------------|--------------|--------------|
| Statutory Audit Fees | 25.00 | 17.50 |
| Total | 25.00 | 17.50 |

Note No. 19 Current Tax

| Particulars | 2024-25 | 2023-24 |
|--|----------|----------|
| Current tax pertaining to current year | - | - |
| Total | - | - |

Note No. 20 Deferred Tax

| Particulars | 2024-25 | 2023-24 |
|--------------|-------------|-------------|
| Deferred Tax | 2.03 | 2.39 |
| Total | 2.03 | 2.39 |

Note No. 20A Excess/Short Provision Relating Earlier Year Tax

| Particulars | 2024-25 | 2023-24 |
|-------------------------|-------------|---------------|
| Income Tax Earlier Year | | (18.30) |
| Interest on Income Tax | 3.60 | 334.47 |
| Total | 3.60 | 316.16 |

Note No. 21 Earnings Per Share

| Particulars | 2024-25 | 2023-24 |
|--|---------|------------|
| Basic | | |
| Profit after tax (A) | (21.18) | (5,441.64) |
| Weighted average number of shares outstanding (B) (in thousands) | 80.00 | 80.00 |
| Basic EPS (A/B) | (0.26) | (68.02) |
| Face value per share | 10.00 | 10.00 |



UNIQUEARK REALTORS PRIVATE LIMITED

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(All amounts in Rs. thousands, unless otherwise stated)

Annexue to Note No. 4.2 of Trade Payables Trade Payables ageing schedule

| As at March 2025 Particulars | Payables Not Due | Outstanding for following periods from due date of payment | | | | Total |
|---------------------------------|------------------|--|-----------|-----------|-------------------|--------------|
| | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| Undisputed | | | | | | |
| (i) MSME | - | - | - | - | - | - |
| (ii) Others | - | 29.48 | - | - | - | 29.48 |
| Disputed | | | | | | |
| (i) MSME | - | - | - | - | - | - |
| (ii) Others | - | - | - | - | - | - |
| Total | - | 29.48 | - | - | - | 29.48 |

| As at March 2024 Particulars | Payables Not Due | Outstanding for following periods from due date of payment | | | | Total |
|---------------------------------|------------------|--|-----------|-----------|-------------------|---------------|
| | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| Undisputed | | | | | | |
| (i) MSME | - | - | - | - | - | - |
| (ii) Others | - | 291.31 | - | - | - | 291.31 |
| Disputed | | | | | | |
| (i) MSME | - | - | - | - | - | - |
| (ii) Others | - | - | - | - | - | - |
| Total | - | 291.31 | - | - | - | 291.31 |



UNIQUEARK REALTORS PRIVATE LIMITED

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(All amounts in Rs. thousands, unless otherwise stated)

Annexure to Note No. 8.1 of Trade Receivables

Ageing for trade receivables from the date of transaction for each of the category

As at 31st March, 2025

| Particulars | Not Due | Outstanding for following periods from due date of Receipts | | | | | Total |
|---|---------|---|-------------------|-----------------|-----------|-------------------|----------|
| | | Less than 6 months | 6 months - 1 year | 1-2 years years | 2-3 years | More than 3 years | |
| (i) Undisputed Trade receivables – considered good | - | 3,402.62 | - | - | - | - | 3,402.62 |
| (ii) Undisputed Trade Receivables – considered doubtful | - | - | - | - | - | - | - |
| (iii) Disputed Trade Receivables–considered good | - | - | - | - | - | - | - |
| (iv) Disputed Trade Receivables – considered doubtful | - | - | - | - | - | - | - |
| Less: Provision for doubtful receivable (Disputed + Undisputed) | - | - | - | - | - | - | - |
| | - | 3,402.62 | - | - | - | - | 3,402.62 |

As at 31st March, 2024

| Particulars | Not Due | Outstanding for following periods from due date of Receipts | | | | | Total |
|---|---------|---|-------------------|-----------------|-----------|-------------------|-------|
| | | Less than 6 months | 6 months - 1 year | 1-2 years years | 2-3 years | More than 3 years | |
| (i) Undisputed Trade receivables – considered good | - | - | - | - | - | - | - |
| (ii) Undisputed Trade Receivables – considered doubtful | - | - | - | - | - | - | - |
| (iii) Disputed Trade Receivables–considered good | - | - | - | - | - | - | - |
| (iv) Disputed Trade Receivables – considered doubtful | - | - | - | - | - | - | - |
| Less: Provision for doubtful receivable (Disputed + Undisputed) | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |



UNIQUEARK REALTORS PRIVATE LIMITED

(All amounts in Rs. thousands, unless otherwise stated)

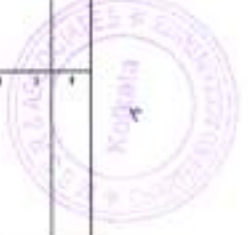
Note No. 6 Properties Plant & Equipments Chart

As at 31st March 2025

| Assets | Gross Block | | | Accumulated Depreciation/ Amortisation | | | Net Block | | |
|------------------------|------------------------------|---------------------------|--------------------------|--|------------------------------|--------------------------|--|-------------------------------|------------------------------|
| | Balance as at 1st April 2024 | Additions during the year | Deletion during the year | Balance as at 31st March 2025 | Balance as at 1st April 2024 | Provided during the year | Deletion / adjustments during the year | Balance as at 31st March 2025 | Balance as at 1st April 2024 |
| Tangible Assets | | | | | | | | | |
| Own Assets | 383.43 | - | - | 383.43 | 340.83 | 6.39 | - | 36.21 | 42.60 |
| Vehicles | 38.00 | - | - | 38.00 | 23.44 | 2.18 | - | 12.38 | 14.56 |
| AC Machine | | | | | | | | | |
| Total | 421.43 | - | - | 421.43 | 364.27 | 8.57 | - | 48.59 | 57.16 |

As at 31st March 2024

| Assets | Gross Block | | | Accumulated Depreciation/ Amortisation | | | Net Block | | |
|------------------------|------------------------------|---------------------------|--------------------------|--|------------------------------|--------------------------|--|-------------------------------|------------------------------|
| | Balance as at 1st April 2023 | Additions during the year | Deletion during the year | Balance as at 31st March 2024 | Balance as at 1st April 2023 | Provided during the year | Deletion / adjustments during the year | Balance as at 31st March 2024 | Balance as at 1st April 2023 |
| Tangible Assets | | | | | | | | | |
| Own Assets | 383.43 | - | - | 383.43 | 333.31 | 7.52 | - | 42.60 | 50.12 |
| Vehicles | 38.00 | - | - | 38.00 | 20.87 | 2.57 | - | 14.56 | 17.13 |
| AC Machine | | | | | | | | | |
| Total | 421.43 | - | - | 421.43 | 354.18 | 10.09 | - | 57.16 | 67.25 |



UNIQUEARK REALTORS PRIVATE LIMITED

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(All amounts in Rs. thousands, unless otherwise stated)

Note No. 22

The title deeds of Land (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) included in property, plant and equipment, Investment Property and Inventories which is held in the name of the Company. Further the factory building is self constructed, hence no separate registration is required.

Note No. 23

Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties: NA

Note No. 24

Capital Work in Progress - NA

Note No. 25

Intangible Assets under Development - NA

Note No. 26

Details of Benami Property held:

The company do not have any Benami Property, where any proceedings has been initiated or pending against the company for holding any Benami Property under the benami transactions (Prohibition) Act, 1988 and Rules made thereunder.

Note No. 27

Reconciliation of quarterly returns or statements of current assets filed with banks or financial institutions: Since the company has not availed any credit facilities from Bank/Financial institutions on the basis of security of current assets of the company, hence no reconciliation is provided.

Note No. 28

Willful Defaulter: The company has not been declared as willful defaulter by any Bank/Financial Institutions.

Note No. 29

Relationship with Struck off Companies: The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 580 of Companies Act, 1956.

Note No. 30

Registration of charges or satisfaction with Registrar of Companies: The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

Note No. 31

Compliance with number of layers of companies: The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

Note No. 32

Utilisation of Borrowed funds and share premium:

- (i) 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.
- (ii) 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.

Note No. 33

Undisclosed Income: The Company does not have any undisclosed income which is not recorded in the books of account that has been surrendered or disclosed as income during the year (previous year) 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).

Note No. 34

Corporate Social Responsibility: The provision of section 135 of the Companies Act, 2013 does not apply to the company.

Note No. 35

Details of Crypto Currency or Virtual Currency: The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.



UNIQUEARK REALTORS PRIVATE LIMITED

Note No.36 :- RELATED PARTIES DISCLOSURE

(All amounts in Rs. thousands, unless otherwise stated)

NAME OF THE PARTY

| NAME OF THE PARTY | CAPACITY |
|------------------------|--------------------------|
| KHURSHID ALAM | KEY MANAGERIAL PERSONNEL |
| AIJAZ MOHAMMED NADEEM | |
| MOHAMMED NISAR RABBANI | |
| SYED ZUBAIR AHMED | |

TRANSACTION DETAILS WITH RELATED PARTY

| NATURE OF TRANSACTION | KEY MANAGERIAL PERSONNEL | TOTAL |
|-----------------------|--------------------------|-------|
| | - | - |
| Total | - | - |

CLOSING BALANCE OF RELATED PARTY

| NATURE OF TRANSACTION | KEY MANAGERIAL PERSONNEL | TOTAL |
|-----------------------|--------------------------|-----------------|
| Loan Taken | 1,889.00 | 1,889.00 |
| Payment to Landlord | 159.86 | 159.86 |
| Total | 2,048.86 | 2,048.86 |



UNIQUEARK REALTORS PRIVATE LIMITED

Notes forming part of the Financial Statements for the year ended 31st March, 2025.

(All amounts in Rs. thousands, unless otherwise stated)

Note No. 37

Ratios

| S No. | Ratio | Formula | Particulars | | Ratio as on 31st March, 2025 | Ratio as on 31st March, 2024 | Variation % | Reason (if variation is more than 25%) |
|-------|----------------------------------|---|--|---|------------------------------|------------------------------|-------------|--|
| | | | Numerator | Denominator | | | | |
| (a) | Current Ratio | Current Assets / Current Liabilities | Current Assets | Current Liability | 3.13 | 2.08 | 50.54% | Due to decrease in Current liability |
| (b) | Debt-Equity Ratio | Debt / Equity | Total Debt | Shareholder's Equity | 0.36 | 0.73 | -50.48% | Due to increase in debt |
| (c) | Debt Service Coverage Ratio | Net Operating Income / Debt Service | EBDIT | Finance cost + Principal repayment | 0.11 | 0.64 | -82.48% | Due to increase in principal repayment |
| (d) | Return on Equity Ratio | Profit after tax less pref. Dividend x 100 / Shareholder's Equity | PAT | Shareholder's Equity | -0.16% | -40.07% | -88.61% | Due to decrease in loss in current year |
| (e) | Inventory Turnover Ratio | Cost of Goods Sold / Average Inventory | Cost of Goods Sold | (Opening Inventory + Closing Inventory) / 2 | #DIV/0! | 2.07 | #DIV/0! | Not Applicable |
| (f) | Trade Receivables Turnover Ratio | Net Credit Sales / Average Trade Receivables | Revenue from Operations | (Opening Trade Receivables + Closing Trade Receivables) / 2 | 0.67 | #DIV/0! | #DIV/0! | Not Applicable |
| (g) | Trade Payables Turnover Ratio | Net Credit Purchases / Average Trade Payables | Net Purchases | (Opening Trade Payables + Closing Trade Payables) / 2 | - | 0.75 | -100.00% | Due to Nil Net purchases |
| (h) | Net Capital Turnover Ratio | Revenue / Average Working Capital | Revenue from Operations | Working Capital | 0.08 | 1.00 | -91.52% | Due to decrease in Revenue from operations |
| (i) | Net Profit Ratio | Net Profit / Net Sales | PAT | Revenue from Operations | (0.02) | (0.40) | -95.41% | Due to decrease in Revenue from operations |
| (j) | Return on Capital Employed | EBIT / Capital Employed | EBIT= Earnings before interest and taxes | Capital Employed= Total Assets - Current Liability | 4.59% | -37.63% | -112.19% | Due to decrease in loss in current year |
| (k) | Return on Investment | Net Profit / Net Investment | Net Profit | Net Investment= Net Equity | -0.16% | -40.07% | -99.61% | Due to decrease in loss in current year |



UNIQUEARK REALTORS PRIVATE LIMITED

ACCOUNTING POLICIES & NOTES ON ACCOUNTS

Note: 38

(A) SIGNIFICANT ACCOUNTING POLICY

1. Basis of Preparation of Financial Statements

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) including the Accounting Standards notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013.

The financial statements have been prepared under the historical cost convention on accrual basis.

2. Use of Estimates

The preparation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/ materialized.

3. Impairment of Assets

An asset is treated as impaired when the carrying cost of asset exceeds its recoverable value. An impairment loss is charged to the Profit and Loss Account in the year in which an asset is identified as impaired. The impairment loss recognized in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

4. Investments

Current investments are carried at lower of cost and quoted/fair value, computed category wise. Long Term Investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such a decline is other than temporary.

5. Inventories

Items of inventories are measured at lower of cost and net realizable value after providing for obsolescence, if any. Cost of inventories comprises of cost of purchase, cost of conversion and other direct & indirect cost as per requirement of notified AS-2 issued by ICAI.

6. Revenue Recognition

Revenue from constructed properties for all projects commenced on or before March 31, 2012 and where revenue recognition commenced on or before the above date, is recognized in accordance with the provisions of Accounting Standard (AS) 9 on Revenue Recognition, read with Guidance.

Note on "Recognition of Revenue by Real Estate Developers", Revenue is computed based on the "percentage of completion method" and on the percentage of actual project costs incurred thereon to total estimated project cost, subject to such actual cost incurred being 25 percent or more of the total estimated project cost. Revenue from constructed properties for all projects commenced on or after April 1, 2012 or project where the revenue is recognized for the first time on or after the above date, is recognized in



accordance with the Revised Guidance Note issued by the Institute of Chartered Accountants of India ("ICAI") on "Accounting for Real Estate Transactions (Revised 2012)."

As per this Guidance Note, the revenue has been recognized on percentage of completion method provided all of the following conditions are met at the reporting date.

- required critical approvals for commencement of the project have been obtained,
- at least 25% of estimated construction and development costs (excluding land cost) has been incurred,
- at least 25% of the saleable project area is secured by the Agreements to sell/application forms (containing salient terms of the agreement to sell); and
- at least 10% of the total revenue as per agreement to sell are realized in respect of these agreements.

For real estate projects, revenue is recognized in accordance with the term of duly executed, agreements to sell/application forms (containing salient terms of agreement to sell). Estimated project cost includes cost of land/ development rights, borrowing costs, overheads, estimated construction and development cost of such properties. The estimates of the saleable area and costs are reviewed periodically and effect of any changes in such estimates is recognized in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, loss is recognized immediately.

ii) Sale of land and plots (including development rights) is recognized in the financial year in which the agreement to sell/ application forms (containing salient terms of agreement to sell) is executed and there exists no uncertainty in the ultimate collection of consideration from buyers. Where the Company has any remaining substantial obligations as per the agreements, revenue is recognized on the percentage of completion method of accounting, as per (i) (a) above.

iii) Sale of development rights is recognized in the financial year in which the agreements of sale are executed and there exists no uncertainty in the ultimate collection of consideration from buyers.

7. Borrowing Costs

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to Profit and Loss account.

8. Provision for Current and Deferred Tax

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income-tax Act, 1961. Deferred tax resulting from "timing difference" between taxable and accounting income is accounted for using the tax rates and laws that are enacted or substantively enacted as on the balance sheet date. Deferred tax asset is recognized and carried forward only to the extent that there is a virtual certainty that the asset will be realized in future.

9. Provisions, Contingent Liabilities and Contingent Assets

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent Liabilities are not recognized but are disclosed in the notes. Contingent Assets are neither recognized nor disclosed in the financial statements.



10. Employee Benefits

Short-term employee benefits are recognized as an expense at the undiscounted amount in the profit and loss account of the year in which the related service is rendered. Currently the company is not liable to pay any Post employment and other long term employee benefits.

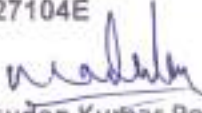
(B) GENERAL NOTES TO ACCOUNTS:

1. Sundry Creditors, Sundry Debtors, Loans & Advances have been taken at their book value subject to confirmation and reconciliation.
2. Loans and Advances are considered good in respect of which company does not hold any security other than the personal guarantee of persons.
3. Previous year figures have been regrouped or rearranged whenever necessary.

Signature to notes 1 to 38

In terms of Our Separate Audit Report of Even Date Attached.

For MSSR & ASSOCIATES
Chartered Accountants
FRN: 327104E


Madhusudan Kumar Poddar
PARTNER
Membership No.: 068355
Place: Kolkata
Date: 04/08/2025
UDIN: 25068355BMILLAN4208



For UNIQUEARK REALTORS PRIVATE LIMITED


Mohammed Nisar Rabbani
Director
DIN: 06546725


SYED ZUBAIR AHMED
Director
DIN: 06417912