

Independent auditor's Report

To,

The Members of V S Infratown Private Limited,

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of V S Infratown Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss and Cash Flow Statement for the period ended and notes on financial statements including a summary of significant accounting policies and other explanatory information.
2. 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 Companies Act, 2013 (Act') in the manner so required and give a true and fair view in conformity with the Indian accounting standards ('Ind AS') specified under section 133 of the Act read with the companies (Indian Accounting Standards) Rule. 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2026, its profit and cash flows for the period ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the standards on auditing 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 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 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 opinion.

Management Responsibility for the Financial Statement

4. 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 (Changes in equity) and cash flows of the Company in accordance with accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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 control 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.

5. 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.

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

Auditors Responsibilities for the Audit of the Financial Statements

6. 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.
7. As part of an audit in accordance with SAs, specified under section 143(10) of the Act 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)(1) of the Companies Act, 2013, 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that individually or in aggregate, make it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and evaluating the results of our work and (ii) to evaluate the effect of any identified misstatements in the financial statements.



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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

9. It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Company, extracted from the records and files, without any further manual modifications to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports (as applicable), nothing has come to the knowledge that makes us believe that such an alternate audit procedure would not be adequate.

Report on other legal and regulatory requirements

1. In our opinion and according to the information and explanations given to us, the Company has not paid or provided any remuneration to its directors during the year. Accordingly, the provisions of section 197 read with Schedule V to the Companies Act, 2013 are not applicable with respect to payment of managerial remuneration and reporting under section 197(16) of the Act is given accordingly.
2. 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.
3. 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 and the Cash Flow Statement 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. On the basis of the written representations received from the directors as on 31st March, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.



- f. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2026 and the operating effectiveness of such controls, refer to our separate report in Annexure B wherein we have expressed an unmodified opinion.
- 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, and
 - 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, as disclosed in note 32 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person(s) or entity(ies), including foreign entities ('the 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 ('the 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, as disclosed in note 32(viii) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ('the 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 performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement
 - V. The Company has not declared or paid any dividend during the year ended 31 March 2026; and
 - VI. Based on our examination which include test checks, the Company has used an accounting software for maintaining the books of accounts which has a feature of recording audit trail (edit log) facility and the same has been enabled during the year.



Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with and the audit trail feature has been preserved by the company as per the statutory requirement for record retention.

For H D Sachdeva & Associates
Chartered Accountants
(FRN. 011408N)


Harsh Deep Sachdeva
(Proprietor)



(M. No. 090181)
Place: New Delhi
Dated: 23 May 2026
UDIN: 26090181JYELSD1512

Annexure 'A' to the Auditor's Report on the accounts of V S Infratown Private Limited for the year ended March 31, 2026 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 Companies Act, 2013

- I. (a)(A) The company does not have Property, Plant and equipment; hence paragraph 3(i)(a)(A) does not apply to the Company.

(a) (B) The company does not have any intangible assets. Consequently, clause (i)(a)(B) of paragraph 3 of the order is not applicable.

(b) The company does not have Property, Plant and equipment; hence paragraph 3(i)(b) does not apply to the Company.

(c) The company does not have any immovable properties under the Properties, Plant and Equipment. Consequently, clause (i)(c) of paragraph 3 of the order is not applicable.

(d) The Company does not have property; hence paragraph 3(i)(d) does not apply to the Company.

(e) According to the information and explanations given to us and records of the company no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
- II. (a) Physical verification of inventory has been conducted by the management at reasonable intervals. In our opinion the coverage and procedure of such verification is appropriate. No discrepancies of 10% or more in aggregate for each class of inventory have been noticed.

(b) The company has not been sanctioned any working capital limits in excess of five crore rupees in aggregate from banks or financial institutions on the basis of security of current assets at any point of time of the year. Consequently, clause (ii)(b) of paragraph 3 of the order is not applicable.
- III. According to the information and explanations given to us and records, the company has not during the year, made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties. Consequently, clauses (iii)(a), (iii)(b), (iii)(c), (iii)(d), (iii)(e) and (iii)(f) of paragraph 3 of the order are not applicable.
- IV. According to the information and explanation given to us, in respect of loans granted, investments made and guarantees and securities provided, wherever applicable, the provisions of section 185 and 186 of the Companies Act, 2013 have been complied with by the company.
- V. The company, according to records and information and explanations given to us, has not accepted deposits or amounts which are deemed to be deposits, as per direction issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under. Consequently, clause (v) of paragraph 3 of the order is not applicable.



- VI. According to the information and explanation given to us, the company is not required to maintain cost records specified by the Central Govt. under sub section (1) of section 148 of the Companies Act, 2013. Consequently, clause (vi) of paragraph 3 of the order is not applicable.
- VII. (a) According to the records, the company does not have any liability towards statutory dues including goods & services tax, provident fund, employee's state insurance, income tax, GST, duty of customs, value added tax, cess and any other statutory dues with the appropriate authorities.
- VIII. According to the records of the company and the information and explanations given to us, the company does not have any unrecorded transactions that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. Consequently, clause(viii) of paragraph 3 of the order is not applicable.
- IX. According to the information and explanations given to us and on the basis of our audit procedures, we report that the company:
- (a) has not any loans, repayable on demand and terms and conditions for payment of interest thereon have not been stipulated.
 - (b) is not a declared willful defaulter by any bank or financial institution or other lender?
 - (c) has not taken any term loans during the year.
 - (d) Has no funds raised on short term basis that have been used for long term purposes?
 - (e) 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) has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- X. According to the records of the company and the information and explanations given to us, the company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Consequently, clauses (x)(a) and (x)(b) of paragraph 3 of the order are not applicable.
- XI. During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practices in India, we have neither come across any instance of fraud on or by the company noticed or reported during the year.
- No report under sub section (12) of section 143 of the Companies Act, 2013 has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2013 with the Central Government during the year and up-to the date of this report.
- The company is not a Nidhi Company. Consequently, clause (xii) of paragraph 3 of the order is not applicable.
- XII. The company is not a Nidhi Company. Consequently, clause (xii) of paragraph 3 of the order is not applicable.



- XIII. According to the records of the company and the information and explanations given to us, all transactions with related parties during the year are in compliance with the provisions of section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the financial statements as required by the applicable accounting standards.
- XIV. In our opinion and based on our examination, the company has not applicable an internal audit.
- XV. According to the records of the company and the information and explanations given to us, the company has not entered into any non-cash transactions with its directors or persons connected with them consequently, clause (xv) of paragraph 3 of the order is not applicable.
- XVI. According to the records of the company and the information and explanations given to us, the company is not required to be registered under section 451A of the Reserve Bank of India Act, 1934. The company has not conducted any non-banking financial of Housing Finance activities and the company is not a Core Investment Company (CIC) as defined in the regulation made by Reserve Bank of India. The group does not have more than one core investment company. Consequently, clauses (xvi)(a), (xvi)(b), (xvi)(c) and (xvi)(d) of paragraph 3 of the order are not applicable.
- XVII. The company has incurred cash losses of Rs 0.30 lacs during the current financial year and earned loss in the immediately preceding financial year.
- XVIII. There is no change in the statutory auditor of the company during the year.
- XIX. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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 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 records with respect to the Corporate Social Responsibility obligations of the company under section 135 of the Companies Act, 2013, is not applicable. Consequently, clauses (xx)(a) and (xx)(b) of paragraph 3 of the order are not applicable.
- XXI. This clause of the order is applicable to consolidated financial statements. The audit report under reference is on the financial statements of the company. Consequently, clause (xxi) of paragraph 3 of the order is not applicable to the company.

For H D Sachdeva & Associates
Chartered Accountants
(FRN. 011408N)


Harsh Deep Sachdeva
(Proprietor)

(M. No. 090181)
Place: New Delhi
Dated: 23 May 2026
UDIN: 26090181JYELSD1512



Annexure 'B' Independent Auditor's Report on the internal financial controls with reference to the financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the financial statements of V S Infratown Private Limited ('the Company') as at and for the year ended 31 March 2026, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements 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 ('the Guidance Note') 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 the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. 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 with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. 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 with reference to financial statements.



Meaning of Internal Financial Controls with Reference to Financial Statements

6. A company's internal financial controls with reference to financial statements 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 controls with reference to financial statements include 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 financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For H D Sachdeva & Associates
Chartered Accountants
(FRN. 011408N)



Harsh Deep Sachdeva
(Proprietor)
(M. No. 090181)

Place: New Delhi
Dated: 23 May 2026
UDIN: 26090181JYELSD1512

V S INFRATOWN PVT. LTD.
c/o ANSAL HOUSING LTD. 2nd FLOOR, ANSAL PLAZA, VAISHALI
GHAZIABAD, UTTAR PRADESH-201010
CIN-U45400UP2012PTC052780
BALANCE SHEET AS AT 31-03-2026

(Figures in Lacs)

Particulars	Note No.	As at 31st March, 2026	As at 31st March, 2025
ASSETS			
Non-Current Assets			
Current Assets			
(a) Inventories	2	207.21	207.21
(b) Financial assets			
(i) Cash and cash equivalents	3	0.83	1.09
(ii) Loans & Advances	4	23.34	23.36
(c) Current tax assets (Net)		-	-
		231.37	231.65
Total Current Assets		231.37	231.65
Total Assets		231.37	231.65
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share Capital	5	56.63	56.63
(b) Other Equity	6	20.06	20.36
Equity attributable to owners of the Company		76.69	76.99
Total Equity		76.69	76.99
LIABILITIES			
Non-Current Liabilities			
Total Non-Current Liabilities		0.00	0.00
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	8	0.21	0.18
(ii) Trade payables	7	-	-
(b) Income Tax (Net)	9	154.47	154.48
(c) Other current liabilities		154.68	154.66
Total Current Liabilities		154.68	154.66
Total Liabilities		154.68	154.66
Total Equity and Liabilities		231.37	231.65

Summary of significant accounting policies

1-36

AS PER OUR REPORT OF EVEN DATE ATTACHED

For H D Sachdeva & Associates

For and on behalf of the board of V S Infratown Pvt. Ltd.

Chartered Accountants

Firm Registration No: 011408N

(CA Harsh Deep Sachdeva)
(Proprietor)

Membership No. : 090181

Place: New Delhi

Date: 23 May 2026

UDIN : 26090181 JYELSD1512

(Tarun Kathuria)
(Director)

DIN : 00120432

(Satyender Jeet Udar)
(Director)

DIN : 10452138



V S INFRATOWN PVT. LTD.
c/o ANSAL HOUSING LTD. 2nd FLOOR, ANSAL PLAZA, VAISHALI
GHAZIABAD, UTTAR PRADESH-201010
CIN-U45400UP2012PTC052780
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31-03-2026

(Figures in Lacs)

Particulars	Note No.	As at 31st March, 2026	As at 31st March, 2025
I Revenue from operations		-	-
II Other income		-	-
III Total Income (I+II)		-	-
IV Expenses			
Changes in inventories of finished goods, stock-in trade and work-in-progress		-	-
Other expenses	10	0.30	0.42
Total expenses (IV)		0.30	0.42
Profit before tax (III-IV)		(0.30)	(0.42)
Tax expense			
Provision for Current Tax	11	-	-
Provision for Deferred Tax		-	-
Provision for MAT		-	-
MAT entitlement C/F		-	-
Provision/(written back) of earlier year's tax		-	2.23
Profit / (loss) for the year from Continuing Operations (III)		(0.30)	(2.65)
Discontinuing Operations			
Profit / (loss) for the year from discontinued Operations			
Tax Income / (Expense) of discontinuing operations			
Profit / (loss) for the year from discontinued Operations (after tax)			
Profit / (Loss) for the year (IV)		(0.30)	(2.65)
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			
B. (i) Items that will be reclassified to profit or loss			
(ii) Income tax relating to items that will be reclassified to profit			
(V) Other Comprehensive Income for the year			
(VI) Total Comprehensive Income for the year		(0.30)	(2.65)
Earning per share for continuing operations [face value of Share Re. 10/-each]	12		
(Previous Year Re. 10/- each)			
(i) Basic			
Computed on the basis of total profit for the year		(0.05)	(0.47)
(ii) Diluted			
Computed on the basis of total profit for the year		(0.05)	(0.47)

Notes on Financial Statements

1-36

AS PER OUR REPORT OF EVEN DATE ATTACHED

For H D Sachdeva & Associates

For and on behalf of the board of V S Infratown Pvt. Ltd.

Chartered Accountants

Firm Registration No: 011498N


(CA Harsh Deep Sachdeva)
(Proprietor)
Membership No. : 090181
Place: New Delhi
Date: 22 May 2026
UDIN : 26090781548401512





(Tarun Kathuria)
(Director)
DIN : 00120432



(Satyender Jeet Udar)
(Director)
DIN : 10452138



V S INFRATOWN PVT. LTD.
c/o ANSAL HOUSING LTD. 2nd FLOOR, ANSAL PLAZA, VAISHALI
GHAZIABAD, UTTAR PRADESH-201010
CIN-U45400UP2012PTC052780

Cash Flow Statement for the period ending 31st March, 2026

(Figures in Lacs)

Particulars	For the year ended 31st March, 2026		For the year ended 31st March, 2025	
A) Cash flow from operating activities				
Net Operating profit before tax and extra ordinary items		(0.30)		(2.65)
Adjustments for:-				
Amortisation	-	-	-	-
Operating profit before working capital changes		(0.30)		(2.65)
Increase / (Decrease) in Inventory	-	-	-	-
Increase / (Decrease) in Trade Payable	0.03		(0.08)	
Increase / (Decrease) in Trade and other receivable	0.02		1.54	
Increase / (Decrease) in Other Current Liabilities	(0.01)		0.03	
Increase / (Decrease) in Short term other liabilities	-		2.23	
Cash generated from operations		0.04		3.72
Net direct taxes paid		-		-
Net cash from Operating Activities		(0.26)		1.06
B) Cash flow from Investing Activities				
Interest income on bank FDR's	-	-	-	-
Dividend Income	-	-	-	-
Net cash used in investing activities		-		-
Net cash from operating and investing activities		(0.26)		1.06
C) Cash flow from financing activities				
Dividend Paid	-	-	-	-
Interest paid	-	-	-	-
Net cash from financing activities		-		-
Net cash from operating, investing & financial activities		(0.26)		1.06
Net increase/(decrease) in cash & cash equivalent		(0.26)		1.06
Opening balance of cash & cash equivalent		1.09		0.02
Closing balance of cash & cash equivalent		0.83		1.09

Note: Cash and cash equivalents included in the Cash Flow Statement comprise of the following:-

i) Cash balance in Hand	0.02	0.02
ii) Balance with Banks:		
a) In Current Accounts	0.81	1.06
b) In Fixed Deposits	-	-
Total	0.83	1.09

Notes to the cash flow statement

1. Cash and cash equivalents represents cash and balances with banks as disclosed in Notes 3

2. The above Cash Flow Statement has been prepared under the indirect method prescribed in Ind AS 7 'Statement of Cash Flows'.

The accompanying Notes 1-36 are an integral part of the Financial Statements

AS PER OUR REPORT OF EVEN DATE ATTACHED

For **H D Sachdeva & Associates**

Chartered Accountants

Firm Registration No.: 011408N

For and on behalf of the board of V S Infratown Pvt. Ltd.

(CA Harsh Deep Sachdeva)
(Proprietor)

Membership No.: 090181

Place: New Delhi

Date: 23 May 2026

UDIN : 26090181JYRLSD1512

(Tarun Kathuria)

(Director)

DIN : 00120432

(Satyender Jeet Udar)

(Director)

DIN : 10452138



V S INFRATOWN PVT. LTD.
c/o ANSAL HOUSING LTD. 2nd FLOOR, ANSAL PLAZA, VAISHALI
GHAZIABAD, UTTAR PRADESH
CIN-U45400UP2012PTC052780

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2026

(Figures in Lacs)

A. Equity Share Capital

	Numbers	Amount (Rs.)
Equity Shares of Rs. 10 each issued, subscribed & fully Paid-up		
At 1st April 2024	5.66	56.63
Changes in Equity Share Capital Shares during the year	0.00	0.00
At 31st March, 2025	5.66	56.63
Changes in Equity Share Capital Shares during the year	0.00	0.00
At 31st March, 2026	5.66	56.63

B. Other Equity

For the year ended 31st March, 2026

Particulars	Reserve and Surplus			Total
	Capital Reserve	Securities Premium Reserve	Retained Earnings	
Balance as at April 01, 2024	-	-	23.01	23.01
Profit for the period	-	-	(2.65)	(2.65)
Other Comprehensive Income	-	-	-	-
Total comprehensive Income for the year	-	-	20.36	20.36
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2025	-	-	20.36	20.36
As at 1st April, 2025	-	-	20.36	20.36
Profit for the period	-	-	(0.30)	(0.30)
Other Comprehensive Income	-	-	-	-
Total comprehensive Income for the year	-	-	(0.30)	(0.30)
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2026	-	-	20.06	20.06

Summary of significant accounting policies

AS PER OUR REPORT OF EVEN DATE ATTACHED

For H D Sachdeva & Associates

Chartered Accountants

Firm Registration No: 011408N

For and on behalf of the board of V S Infratown Pvt. Ltd.

(CA Harsh Deep Sachdeva)
(Proprietor)

Membership No. : 090181

Place: New Delhi

Date: 22 May 2026

UDIN : 260901815421512

(Tarun Kathuria)
(Director)

DIN : 00120432

(Satyender Jeet Udar)
(Director)

DIN : 10452138



Tarun Kathuria

Satyender Jeet Udar



V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

Background

VS Infratown Private Limited ("the Company") was incorporated on 27 September 2012. The Company is primarily engaged in the business of construction, development and sale of real estate properties in India. The Company is domiciled in India and its registered office is situated at Ansal Housing & Construction Ltd. 2nd floor, Ansal Plaza, Vashi, Ghaziabad UP-201010.

1 SIGNIFICANT ACCOUNTING POLICIES

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

i) Basis of preparation

a) Compliance with Ind AS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 (the Act) issued by Ministry of Corporate Affairs (MCA), as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies during the periods presented.

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

b) Basis of Measurement

These financial statements are prepared in accordance with Indian Accounting Standards (IND ASs) with the going-concern principle and on a historical cost basis except for Certain Financial Assets and Liabilities that are measured at Fair Value (Refer Accounting Policy Regarding Financial Instruments). The methods used to measure fair values are discussed below.

The presentation and grouping of individual items in the Balance Sheet, the Statement of Profit & Loss and the Cash Flow statement are based on the principle of materiality.

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, regardless of whether that price is directly observable or estimated using another valuation technique.

For financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

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

• Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

• Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

• Level 3 inputs are unobservable inputs for the asset or liability.

c) Use of Estimates & Judgements

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

i) Income taxes: The Company's tax jurisdiction is India. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

ii) Other estimates: The preparation of financial statements involves estimates and assumptions that affect the reported amount of assets, liabilities, disclosure of contingent liabilities at the date of financial statements and the reported amount of revenues and expenses for the reporting period. Specifically, the Company estimates the probability of collection of accounts receivable by analyzing historical payment patterns etc.

d) Current versus 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

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. Based on the nature of products/ activities of the Company and the normal time between the acquisition of the assets and their realisation in cash or cash equivalent, the Company has determined its operating cycle as 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non current.



V S INFRATOWN PVT. LTD.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

1.1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies applied in the preparation of the financial statements are as given below. These accounting policies have been applied consistently to all periods presented in the financial statements.

i) **Property, plant and equipment**

Property, Plant and Equipment is carried at cost less accumulated depreciation and accumulated impairment losses, if any. The cost comprises its purchase price, directly attributable cost of bringing the asset to its working condition for its intended use and borrowing Costs attributable to construction of qualifying asset, upto the date asset is ready for its intended use; any trade discounts 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 and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Derecognition

An item of Property, Plant & Equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gains and losses on disposal of an item of Property, Plant and Equipment are determined by comparing the proceeds from disposal with the carrying amount of Property, Plant and Equipment and are recognised net within "Other income/ Other expenses" in the Statement of Profit and Loss

Depreciation

Depreciation is charged on the assets as per Written Down Value method at rates worked out based on the useful lives and in the manner prescribed in the Schedule II to the Companies Act, 2013. The depreciation method, useful lives and residual value are reviewed at each of the reporting date. Depreciation on additions (disposals) is provided on a pro-rata basis i.e. from (upto) the date on which the asset is ready for use (disposed off). The residual values and useful life are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

ii) **Intangible assets**

Computer software

Intangible assets are stated at acquisition cost, net of accumulated amortization and accumulated impairment losses, if any.

Amortisation methods and periods:

The Company amortises intangible assets with the finite useful life (computer software) using straight line method over a period of 5 years.

iii) **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.

a) **Financial Assets**

Financial assets comprise - Cash and cash equivalents and other eligible assets.

Initial recognition and measurement:

All financial assets are recognised initially at fair value except trade receivables which are initially measured at transaction price. Transaction costs that are attributable to the acquisition of the financial asset (other than financial assets recorded at fair value through profit or loss) are included in the fair value of the financial assets. Purchase or sale of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement:

- **Financial Assets measured at amortised cost:** Financial assets held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest (SPPI) on principal amount outstanding are measured at amortised cost using effective interest rate (EIR) method.

They are presented as current assets, except for those maturing later than 12 months after the reporting date which are presented as non-current assets. These financial assets are subsequently carried at amortised cost using the effective interest method, less any impairment loss. The EIR amortisation is recognised as finance income in the Statement of Profit and Loss.

- **Financial assets at fair value through other comprehensive income (FVTOCI):** Financial assets held within a business model whose objective is achieved by both collecting the contractual cash flows and selling the financial assets and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payment towards principal and interest (SPPI) on principal outstanding are subsequently measured at FVTOCI. Fair value movements in financial assets at FVTOCI are recognised in other comprehensive income. However, the Company recognises interest income, impairment losses & reversals and foreign exchange gain loss in statement of profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to profit and loss. Interest earned is recognised under the expected interest rate (EIR) model.

- **Equity instruments other than investment in associates:** Equity instruments held for trading are classified at fair value through Profit or Loss (FVTPL). For other equity instruments the Company classifies the same as at FVTOCI. The classification is made on initial recognition and is irrevocable. Fair value changes on equity instruments at FVTOCI, excluding dividends, are recognised in other comprehensive income (OCI).

- **Financial assets at fair value through fair value through Profit or Loss (FVTPL):** Financial assets are measured at FVTPL if it does not meet the criteria for classification as measured at amortised cost or at fair value through other comprehensive income. Fair value changes are recognised in Statement of Profit and Loss.

Subsequent measurements of financial assets are dependent on initial categorisation.

Derecognition of financial assets:

Financial assets are derecognised when the contractual rights to the cash flows from the financial assets expire or the financial asset is transferred and the transfer qualified for derecognition. On derecognition of financial asset in its entirety the difference between the carrying amount (measured at the date of derecognition) and the consideration received (including any new asset obtained less any new liability assumed) shall be recognised in Statement of Profit and Loss.

Impairment of financial assets:

Trade receivables, contract assets, receivables under Ind AS 109 are tested for impairment based on the expected credit losses (ECL) for the respective financial asset. ECL impairment loss allowance (or reversal) recognised during the period is recognised as income/expense in the Statement of Profit and Loss. The approach followed by the company for recognising the impairment loss is given below:

1) **Trade receivables**

An impairment analysis is performed at each reporting date. The expected credit losses over lifetime of the asset are estimated by adopting the simplified approach using a provision matrix which is based on historical loss rates reflecting current condition and forecasts of future economic conditions.

2) **Other financial assets**

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL issued. If in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12 month ECL.



V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

b) Financial liabilities:

Financial liabilities comprise borrowings, trade payables and other eligible liabilities.

Initial recognition and measurement:

Financial liabilities are initially recognised at fair value. Any transaction costs that are attributable to the acquisition of the financial liabilities (except financial liabilities at fair value through profit or loss) are deducted from the fair value of financial liabilities.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at amortised cost: The Company has classified the following under amortised cost:

a) Trade payables

b) Other financial liabilities

After initial measurement, such financial liabilities are subsequently measured at amortized cost using the EIR method. Amortized 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 amortization is included in finance costs in the profit or loss. This category generally applies to trade payables and other contractual liabilities.

- Financial liabilities at fair value through profit or loss (FVTPL): Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind-AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

For trade and other payables maturing within one year from the Balance Sheet Date are carried at a value which is approximately equal to fair value due to the short maturity of these instruments.

Gains or losses on liabilities held for trading are recognized in the profit or loss.

Derecognition of financial liabilities

A financial liability shall be derecognised when, and only when, it is extinguished i.e. when the obligation specified in the contract 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 derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

c) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

d) Reclassification of Financial Assets

The Company determines the classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are categorised as equity instruments at FVTOCI and financial assets or financial liabilities that are specifically designated at FVTPL. 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 management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. 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 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.

iv) Borrowing Costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of that asset. Other borrowing costs are recognized as expenses in the period in which they are incurred. To the extent the Company borrows funds generally and uses them for the purpose of obtaining a qualifying asset, the Company determines the amount of borrowings costs eligible for capitalization by applying a capitalization rate to the expenditure incurred on such asset. The capitalization rate is determined based on the weighted average of borrowing costs applicable to the borrowings of the Company which are outstanding during the period, other than borrowings made specifically towards purchase of the qualifying asset. The amount of borrowing costs that the Company capitalizes during a period does not exceed the amount of borrowing costs incurred during that period.

v) Impairment of non-financial assets

The carrying amount of the Company's non-financial assets, other than deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risk specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from the continuing use that are largely independent of cash inflows of other assets or group of assets (the cash generating unit).

An impairment loss is recognized if the carrying amount of an asset or its cash generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in the Statement of Profit and Loss. Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of CGUs are reduced from the carrying amounts of the assets of the CGU. Impairment losses are recognised in respect of cash generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit or group of units on a pro rata basis.

Reversal of impairment loss

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized directly in other comprehensive income and presented within equity.



V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

- vi) **Inventories**
Inventories are valued at lower of cost and net realizable value. Cost of Inventory (Stock In Trade) represents cost of land and all expenditure incurred in connection with.
- vii) **Provisions and Contingencies**
A provision arising from claims, litigation, assessment, fines, penalties, etc. is recognised when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. These are reviewed at each balance sheet date and adjusted to reflect current management estimates. Contingent liabilities are disclosed in respect of possible obligations that have arisen from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise. When there is a possible obligation or present obligation where the likelihood of an outflow is remote, no disclosure or provision is made.
- A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity. A contingent asset is disclosed, where an inflow of economic benefits is probable.
- When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset, if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.
- If the effect of the time value of money is material, provisions are discounted 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.
- The company does not recognize a contingent liability but disclosed its existence in the financial statements.
- viii) **Accounting for Taxes on Income**
Income Taxes
Income tax comprises current tax and deferred tax. Income tax expense is recognized in the statement of profit and loss except to the extent it relates to items directly recognized in equity or in other comprehensive income.
- Current tax**
Current tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for the period. The tax rates and tax laws used to compute the current tax amount are those that are enacted or substantively enacted by the reporting date and applicable for the period. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis or to realize the asset and liability simultaneously.
- Deferred tax**
Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.
- Deferred tax assets are recognized 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 utilized.
- Deferred tax liabilities are recognized for all taxable temporary differences.
- 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 utilized.
- Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.
- Minimum Alternate Taxes**
Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.
- ix) **Foreign Currency Translations**
a) **Functional and Presentation Currency**
Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Indian Rupee (INR), which is Radhika Heights Private Limited's functional and presentation currency.
- b) **Foreign Transactions and balances**
Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are recognised in profit or loss.



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V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

x) **Leases**

As a Lessee:

Leases of property, plant and equipment where the company, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in borrowings or other financial liabilities as appropriate. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement. Arrangements containing a lease have been evaluated as on the date of transition i.e. April 1, 2016 in accordance with Ind-AS 101 First-time Adoption of Indian Accounting Standards.

As a Lessor:

Leases in which the company does not transfer substantially all the risk and benefits of ownership of the assets are classified as operating leases. Assets subject to operating lease are included in Property, Plant & Equipment. Lease income on an operating lease is recognized in the statement of profit and loss on a straight-line basis over the lease term. Costs, including depreciation are recognized immediately in the statement of profit & loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.

xi) **Cash and Cash Equivalents**

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

Cash flow statement

Cash flow statement is prepared in accordance with the indirect method prescribed in Ind AS 7 'Statement of Cash Flows'.

xii) **Revenue Recognition**

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Income from Services – Revenue is recognized on an accrual basis in accordance with the terms of the relevant agreement.

Interest Income: Interest income is recognized as it accrues in Statement of Profit and Loss using the effective interest method.

Dividend income - Revenue is recognized when the shareholder's right to receive payment is established at the balance sheet date. Dividend income is included under the head "Other income" in the statement of profit and loss.

Revenue is recognised as per agreed profit margin as mentioned in the development agreement with the "Developer" (AHCL) on the licensed land transferred for Development.

xiii) **Earnings Per Share**

Basic earnings per share is computed using the weighted average number of equity shares outstanding during the period.

Diluted earning per share is computed by dividing the net profit after tax by the weighted average number of equity shares considered for deriving basic EPS and also weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for bonus shares, as appropriate.

xiv) **Contingent liabilities :**

Contingent liabilities are possible obligations that arise from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events not wholly within the control of the Company. Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Contingent liabilities are disclosed on the basis of judgment of the management/independent experts. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.

xv) **Standards Issued but not yet Effective:**

In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flows' and Ind AS 102, 'Share-based payment.' These amendments are in accordance with the recent amendments made by International Accounting Standards Board (IASB) to IAS 7, 'Statement of cash flows' and IFRS 2, 'Share-based payment,' respectively. The amendments are applicable to the company from April 1, 2017.

xvi) **Segment reporting**

Business segment: The segmental reporting disclosures as required under Ind AS – 108 are not required, as there are no reportable business segments.

xvii) **Rounding of amounts**

All amounts disclosed in the financial statements and notes have been rounded as per the requirement of Part I of Schedule III, unless otherwise stated.



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V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

(Figures in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
2 Inventories (Valued at cost or net realisable value whichever is lower)		
Stock In Trade	207.21	207.21
	207.21	207.21
3 Cash and Cash Equivalents		
a) Balances with Bank	0.81	1.06
b) Cash in Hand	0.02	0.02
	0.83	1.09
4 Loans & Advances (Unsecured Considered Good Unless Otherwise Stated)		
Advance to Parties- related parties - refer Note 16	20.67	20.69
Advance to Parties- others	2.67	2.67
	23.34	23.36



V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

5 Share Capital

a. Authorised

6,00,000 (previous year 6,00,000) equity shares of Rs 10/-each

(Figures in Lacs)	
As at March 31, 2026	As at March 31, 2025
60.00	60.00

b. Issued, Subscribed & fully Paid-up Shares

5,66,310 (Previous Year 5,66,310) Equity Shares of Re.10/- each fully paid-up

56.63	56.63
-------	-------

Total Issued, Subscribed & fully Paid-up Share Capital

56.63	56.63
-------	-------

c. Terms /rights attached to equity shares

The company has only one class of equity shares having a face value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. No dividend has been declared by the Company as yet. In the event of winding up of the Company, the equity shareholders will be entitled to return of capital on a pari passu basis among themselves.

d. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity Shares

	As at 31st March, 2026		As at 31st March, 2025	
	In Nos.	Amount in Rs.	In Nos.	Amount in Rs.
At the beginning of the year	566,310	56.63	566,310	56.63
Add : Issued during the year ending	-	-	-	-
Outstanding at the end of the Year	566,310	56.63	566,310	56.63

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

	As at 31st March, 2026		As at 31st March, 2025	
	In Nos.	% holding in the Class	In Nos.	% holding in the Class
Equity shares of Re.10/- each fully paid Ansal Housing Ltd. (excluding 1 share held by nominee Mr. Kushagr Ansal)	566,309	99.99%	566,309	99.99%

f. Detail of shareholding of Promoters in capital of the company

Promoter Name	As at 31st March, 2026		As at 31st March, 2025	
	In Nos.	% holding in the Class	In Nos.	% holding in the Class
Ansal Housing Ltd.	566,309	99.99%	566,309	99.99%
Kushagr Ansal (on behalf of Ansal Housing Ltd.)	1	0.00%	1	0.00%
	566,310	100%	566,310	100%

g. Shares held by holding company and/or their subsidiaries/ associates

	As at 31st March, 2026		As at 31st March, 2025	
Ansal Housing Ltd. (excluding 1 share held by nominee Mr. Kushagr Ansal)	566,309	99.99%	566,309	99.99%



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V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

(Figures in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
6 Other Equity		
Retained Earnings		
Opening balance	20.36	23.01
Add: Net profit/(loss) for the current year	(0.30)	(2.65)
Profit available for appropriation	20.06	20.36
Less : Appropriations		-
Closing balance	20.06	20.36
Total Other Equity	20.06	20.36
7 Non Current - Income Tax		
Provision for Income Tax	-	-
Less: Tax deducted at source	-	-
	-	-
8 Trade Payables		
Audit fee payable	0.21	0.18
	0.21	0.18
Refer Note 18 for information about liquidity risk & Marketing Risk of Trade Payables.		
9 Other Current Liabilities		
Advance from related party (i.e Holding company) for Land	58.98	58.98
Other Advances for Land	95.00	95.00
Other Payable	0.49	0.51
	154.47	154.48
10 Other expenses		
Filing Fee	0.02	0.05
Professional Charges	0.02	0.03
Auditor Remuneration	0.24	0.20
Other Misl. Expenses	0.00	0.08
Bank Charges	0.01	0.06
	0.30	0.42



V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

	(Figures in Lacs)	
	As at March 31, 2026	As at March 31, 2025
11 INCOME TAX		
The income tax expense consists of the following :		
Current tax expense for the current year	-	-
Current tax expense pertaining to previous years	-	-
Minimum alternative tax (MAT) credit	-	-
Deferred tax expense/(benefit)	-	-
Total income tax	-	-
Reconciliation of tax liability on book profit vis-à-vis actual tax liability		
Profit before income taxes	(0.30)	(0.42)
Enacted Tax Rate	26.00%	26.00%
Computed Tax Expense	-	-
Adjustments in respect of current income tax		
Tax impact of expenses which will never be allowed	-	-
Tax effect of expenses that are not deductible for tax purpose	-	-
Tax effect due to non taxable income	-	-
Minimum alternative tax (MAT) credit	-	-
Previously unrecognised tax losses used to reduce current tax expense	-	-
Other Temporary Differences	-	-
Total income tax expense	-	-
12 Earnings Per Share	As at March 31, 2026	As at March 31, 2025
Profit/(loss) attributable to shareholders	(0.30)	(2.65)
Weighted average number of equity shares	5.66	5.66
Nominal value per equity share	10.00	10.00
Weighted average number of equity shares adjusted for the effect of dilution	5.66	5.66
Earnings per equity share		
Basic	(0.05)	(0.47)
Diluted	(0.05)	(0.47)
13 CONTINGENCIES AND COMMITMENTS	As at March 31, 2026	As at March 31, 2025
(A) Contingent liabilities		
I Income Tax	Nil	Nil
II Other Legal Cases	Nil	Nil
	-	-
(B) Capital and other commitments		
Estimated amount of contracts remaining to be executed on capital account, net of advances and not provided in the books are as follows:		
Particulars	As at March 31, 2026	As at March 31, 2025
Property, plant and equipment	Nil	Nil
14 LEASES		
In case of assets taken on lease		
Operating Leases:		
Based on the information available with the company, there are no assets taken on lease as at March 31st, 2026 and 31st March, 2025		
The total of payments under operating lease is as under:		
Particulars	As at March 31, 2026	As at March 31, 2025
Lease payments for the year recognised in the Statement of Profit and Loss	-	-



15 MSME

Based on the information available with the company, there are no dues as at 31st March, 2026 and 31st March, 2025 payable to enterprises covered under " Micro Small and Medium Enterprises Development Act, 2006. No Interest is paid/payable by the company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006.

Bank balances shown in books of accounts as on 31.03.2026 are subject to reconciliation.

16 Related Party Disclosure

As required by Indian Accounting Standard -24, the disclosures of transactions with the related parties are given

A Related parties with whom transactions have taken place during the year

Holding Company
Other Related Party

Ansal Housing Limited
N.A.

Key Managerial Personal

There is no Key Management Person. The affairs of the Company are managed by the Board of Directors. The Directors of the Company are:

1. Tarun Kathuria
2. Keshav Deo Sharma
3. ~~Satyender Jeet Udar~~ (w.e.f. 07.05.2024)

Relative of Key Management Personal

N.A.

Fellow Subsidiaries

1. A.R.Infrastructure Pvt. Ltd.
2. A. R . Paradise Pvt. Ltd.
3. Sunrise Facility Management Pvt. Ltd.
4. Wrangler Builders Pvt. Ltd.
5. Fenny Real Estate Pvt. Ltd.
6. Aevee Iron & Steel Works Pvt. Ltd.
7. Anjuman Buildcon Pvt. Ltd.
8. Cross Bridge Developers Pvt. Ltd.
9. Identity Buildtech Pvt. Ltd.
10. Shamia Automobiles Pvt. Ltd.
11. Third Eye Media Pvt. Ltd.
12. Andri Builders & Developers Pvt. Ltd.
13. Maestro Promoters Pvt. Ltd.
14. Oriane Developers Pvt. Ltd.
15. Geo Connect. Ltd.
16. Housing & Construction Lanka Pvt. Ltd.

b) Details of transactions with the related parties in the normal course of business:

Particulars	As at	As at
	March 31, 2026	March 31, 2025
Transaction made during the year		
(A) Advance received for Land Purchase		
Opening Balance Cr	58.98	58.98
Received During the Year	0.00	0.00
Repaid During the Year	0.00	0.00
Adjusted During the Year	0.00	0.00
Balance Outstanding at the Close of the Year	58.98	58.98
(B) Amount paid to Holding Company		
Opening Balance Dr	20.69	22.22
Received During the Year	0.02	1.54
Paid During the Year	0.00	0.00
Adjusted During the Year	0.00	0.00
Balance Outstanding at the Close of the Year	20.67	20.69



V S INFRATOWN PVT. LTD.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

17 FAIR VALUE MEASUREMENTS

The fair value of the assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Fair Value of cash and current deposits, trade and other current receivables, trade payables, other current liabilities and other financial instruments approximate their carrying amounts largely due to the short term maturities of these instruments.

The different levels of fair value have been defined below:

Level 1: Quoted (Unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

(Figures in Lacs)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Carrying Amount		
Financial Instruments at fair value through Profit or Loss		
Financial Assets	-	-
Fair Value*		
Level 1	-	-
Level 2	-	-
Level 3	-	-
Total	-	-

* The Financial Assets & Financial Liabilities are recognised at amortised cost, non of the Financial Assets and Financial Liabilities are measured at fair value. Therefore, Fair Value Measurement are not required to be disclosed. In case of amortised cost financial assets & financial liabilities, there are no significant difference expected in fair value

Financial Assets at Amortised Cost

(i) Cash and cash equivalents	0.83	1.09
(ii) Other Financial Assets	-	-
Total Financial Assets	0.83	1.09

Financial Liabilities at Amortised Cost

(i) Borrowings	-	-
(ii) Trade payables	0.21	0.18
(iii) Other financial liabilities	-	-
Total Financial Liabilities	0.21	0.18



V S INFRATOWN PVT. LTD.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

18 Financial Risk Management

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Managing Board. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

A. MARKET RISK

Market risk is the risk of loss of future earnings, fair value of future cash flows that may result from a change in the price of financial instrument. The value of a financial instrument may change as a result of changes in the interest rates, equity prices and other market changes that may effect market sensitivity instruments. Market risk is attributable to all market risk sensitive financial instruments including investments and deposits, loans and borrowings.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. In order to balance the Company's position with regards to interest income and interest expense and to manage the interest rate risk, management performs a comprehensive interest rate risk management. The Company has no interest bearing borrowings hence it is not exposed to significant interest rate risk as at the respective reporting dates. They are therefore not subject to interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of change in market interest rates.

Foreign currency risk

The Company has operations in India only hence Company's exposure to foreign currency risk is nil.

Price Risk

Price risk arises from exposure to equity securities prices from investments held by the Company. The Company does not have any investments in equity shares.

B. CREDIT RISK

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. Credit risk arises from trade receivables and other financial assets.

Trade Receivables

There are no trade receivables in the Company as at reporting date.

Other Financial Assets

There are no other financial Assets in the Company as at reporting date.

Provision for Expected Credit losses

Financial Assets are considered to be of good quality and there is no credit risk to the Company.

C. LIQUIDITY RISK

delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the 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.

Contractual Maturities of financial liabilities

The tables below provide details regarding the remaining contractual maturities of financial liabilities at reporting date based on contractual undiscounted payments.

(Figures in Lacs)				
As at	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
31-Mar-2026				
Current				
(i) Borrowings	-	-	-	-
(ii) Trade payables	0.21	-	-	-
(iii) Other financial liabilities	-	-	-	-
Total	0.21	-	-	-
As at				
31-Mar-2025				
Current				
(i) Borrowings	-	-	-	-
(ii) Trade payables	0.18	-	-	-
(iii) Other financial liabilities	-	-	-	-
Total	0.18	-	-	-

19 Capital Risk Management

The Company aim to manages its capital efficiently so as to safeguard its ability to continue as a going concern and to optimize returns to shareholders. The capital structure of the Company is based on management's judgment of the appropriate balance of key elements in order to meet its strategic and day-to-day needs. We consider the amount of capital in proportion to risk and manage the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets. The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain creditors and market confidence and to sustain future development and growth of its business. There is no change in the Company capital structure since previous year.

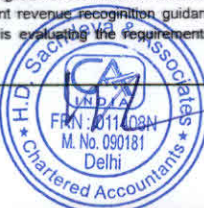
20 Balance Confirmation

The Company has a system of obtaining periodic confirmation of balances from banks, receivables/payables and other parties. Party's balances are subject to confirmation / reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

21 Recent Accounting Pronouncement

In March 2018, the Ministry of Corporate Affairs notified Ind AS 115, "Revenue from Contracts with Customers". It is applicable to the Company from 1 April 2018.

Ind AS 115 requires an entity to recognise revenue to depict the transfer of promised goods or services to customers in amount that reflects the consideration in which entity expects to be entitled in exchange for those goods or services. It introduces a single comprehensive model of accounting for revenues arising from goods or services and will supersede the current revenue recognition guidance and Ind AS 18 & Ind AS 11. It will effect the measurement, recognition and disclosure of revenue. The Company is evaluating the requirements of the Ind AS 115 and its impact on financial statements.



V S INFRATOWN PVT. LTD.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

22 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits has received Presidential assent on 28 September 2020. The Code has been published in the Gazette of India. However, the effective date of the Code is yet to be notified and final rules for quantifying the financial impact are also yet to be issued. In view of this, the Company will assess the impact of the Code when relevant provisions are notified and will record related impact, if any, in the period the Code becomes effective.

23 **Title deeds of Immovable Property**

The company does not own immovable properties as at March 31, 2026 and March 31, 2025.

24 The company does not have any transaction with the companies struck off under SEC 248 of the Companies Act 2013 or section 560 of the Companies Act 1956 during the year ended March 31st 2026 and March 31st 2025.

25 There are no changes or satisfaction which are to be registered with the registrar of companies during the year ended March 31st 2026 and March 31st 2025.

26 The company is in compliance with number of layers of companies in accordance with clause 87 of Section 2 of the Act read with the companies (Restriction on number of layers) rules 2017 during the year ended March 31st 2026 and March 31st 2025.

27 The company has not invested or traded in crypto currency or virtual currency during the year ended March 31st 2026 and March 31st 2025.

28 No proceedings have been initiated on or are pending against the company for holding benami property under the Prohibition of Benami Property Transaction Act 1988 (as amended in 2016) (formally the Benami Transactions (Prohibition) Act 1988 (45 of 1988) and Rules made thereunder during the year ended March 31st 2026 and March 31st 2025.

29 The company has not been declared wilful defaulter by any bank or financial institution or government or any government authorities during the year ended March 31st 2026 and March 31st 2025.

30 The company has not entered into any scheme of arrangement approved by the competent authority in terms of section 232 to 237 of the Companies Act 2013 during the year ended March 31st 2026 and March 31st 2025.

31 During the year ended March 31, 2026 and March 31, 2025, the company has not surrendered or disclosed as income any transactions not recorded in the books of accounts in the course of tax assessments under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act 1961).

32 During the year ended March 31, 2026 and March 31, 2025, the company has not advanced or loan or invested funds (either borrowed funds or the share premium or kind of funds) to any other person or entities, including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the intermediary shall:

a. directly or indirectly land 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.

During the year ended March 31, 2026 and March 31, 2025, the company has not received any fund from any persons or entities 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.

33 **Recent accounting pronouncements:**

Ministry of Corporate Affairs ('MCA') notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, as below.

Ind AS 16 – Property Plant and equipment - The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022. The Company has evaluated the amendment and there is no impact on its consolidated financial statements.

Ind AS 37-Provisions, Contingent Liabilities and Contingent Assets – The amendment specifies that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022, although early adoption is permitted. The Company has evaluated the amendment and the impact is not expected to be material.



V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

34 Trade Receivable ageing schedule as on 31.03.2026

Particulars	Outstanding for following periods from due date of payment / date of transaction					Total
	Less than 6 month	6 months -1 Year	1-2 Years	2-3 Years	More than 3 years	
(i) Undisputed Trade receivable considered good	NA	NA	NA	NA	NA	-
(ii) Undisputed Trade receivable - which have significant increase in credit risk	NA	NA	NA	NA	NA	-
(iii) Undisputed Trade receivable - credit impaired	NA	NA	NA	NA	NA	-
(iv) Disputed Trade receivable considered good	NA	NA	NA	NA	NA	-
(v) Disputed Trade receivable -which have significant increase in credit risk	NA	NA	NA	NA	NA	-
(vi) Disputed Trade receivable -credit impaired	NA	NA	NA	NA	NA	-

Trade Receivable ageing schedule as on 31.03.2025

Particulars	Outstanding for following periods from due date of payment / date of transaction					Total
	Less than 6 month	6 months -1 Year	1-2 Years	2-3 Years	More than 3 years	
(i) Undisputed Trade receivable considered good	NA	NA	NA	NA	NA	-
(ii) Undisputed Trade receivable - which have significant increase in credit risk	NA	NA	NA	NA	NA	-
(iii) Undisputed Trade receivable - credit impaired	NA	NA	NA	NA	NA	-
(iv) Disputed Trade receivable considered good	NA	NA	NA	NA	NA	-
(v) Disputed Trade receivable -which have significant increase in credit risk	NA	NA	NA	NA	NA	-
(vi) Disputed Trade receivable -credit impaired	NA	NA	NA	NA	NA	-

35 Trade Payable ageing schedule as on 31.03.2026

Particulars	Outstanding for following periods from due date of payment / date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 years	
(i) MSME					-
(ii) Others	0.21	-	-	-	0.21
(iii) Disputed dues-MSME					-
(iii) Disputed dues-Others					-

Trade Payable ageing schedule as on 31.03.2025

Particulars	Outstanding for following periods from due date of payment / date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 years	
(i) MSME					-
(ii) Others	0.18	-	-	-	0.18
(iii) Disputed dues-MSME					-
(iii) Disputed dues-Others					-



V S INFRATOWN PVT. LTD.
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2026

36 Ratio as per the Schedule III requirements

a) Current Ratio= Current Assets divided by Current Liability

Particulars	March 31,2026	March 31,2025
Current assets	231.37	231.65
Current Liability	154.68	154.66
Ratio	1.50	1.50
%Change from previous period/year	-0.1%	1.1%

Reason for change more than 25% : Not Applicable

b) Debt Equity ratio=Total debt divided by Total equity where total debt refer to sum of current & non current borrowing

Particulars	March 31,2026	March 31,2025
Total Debt	154.68	154.66
Equity	76.69	76.99
Ratio	2.02	2.01
%Change from previous period/year	0.4%	3.4%

Reason for change more than 25% : Not Applicable

c) Debt Service Coverage Ratio (DSCR)=Earning available for debt services divided by total interest and principle repayments

Particulars	March 31,2026	March 31,2025
Earning available for debt services	(0.30)	(2.65)
Debt Service		
Principal Repayment	-	-
Interest	0.00	0.00
Ratio	-	-
%Change from previous period/year	0.0%	0.0%

Reason for change more than 25% : Not Applicable

d) Return on Equity Ratio=Net profit after tax divided by Equity

Particulars	March 31,2026	March 31,2025
Net Profit	(0.30)	(2.65)
Total Equity	76.69	76.99
Ratio	-0.39%	-3.45%
%Change from previous period/year	-88.8%	-144.4%

Reason for change more than 25% : ROE improved significantly due to reduction in losses.



e) Inventory turnover ratio=Cost of materials consumed divided by average inventory

Particulars	March 31,2026	March 31,2025
Cost of material consumed	-	-
Opening Inventory	207.21	207.21
Closing Inventory	207.21	207.21
Average inventory	207.21	207.21
Ratio	-	-
%Change from previous period/year	0.0%	0.0%

Reason for change more than 25% : Not Applicable

f) Trade Receivable turnover ratio= Sales divided by average receivables

Particulars	March 31,2026	March 31,2025
Sales	-	-
Opening debtors	-	-
Closing debtors	-	-
Average receivables	-	-
Ratio	-	-
%Change from previous period/year	0.0%	0.0%

Reason for change more than 25% : Not Applicable

g) Trade Payable turnover ratio=Purchase divided by average trade payables

Particulars	March 31,2026	March 31,2025
Purchase	-	-
Opening creditor	0.18	0.26
Closing creditor	0.21	0.18
Average trade payable	0.20	0.22
Ratio	-	-
%Change from previous period/year	0.0%	0.0%

Reason for change more than 25% :Not Applicable

h) Net capital turnover ratio= Revenue from operations divided by Net working capital whereas net working capital= current assets-currents liabilities

Particulars	March 31,2026	March 31,2025
Revenue from Operation	-	-
Net Working Capital	76.69	76.99
Ratio	-	-
%Change from previous period/year	0.0%	0.0%

Reason for change more than 25% : not applicable

i) Net profit ratio=Net profit divided by Revenue from operations

Particulars	March 31,2026	March 31,2025
Net profit	(0.30)	(2.65)
Revenue from Operation	-	-
Ratio	0.00%	0.00%
%Change from previous period/year	0.0%	0.0%

Reason for change more than 25% : Not Applicable



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j) Return on capital employed (Pre tax) =Earning before interest and taxes(EBIT)divided by Capital Employed

Particulars	March 31,2026	March 31,2025
Earning before interest and taxes	(0.30)	(2.65)
Capital employed	76.69	76.99
Ratio	-0.39%	-3.45%
%Change from previous period/year	-88.8%	-144.4%

Reason for change more than 25% : ROCE improved significantly due to reduction in losses.

k) Return on investment= Net profit divided by Net Worth

Particulars	March 31,2026	March 31,2025
Net profit	(0.30)	(2.65)
Net worth	76.69	76.99
Ratio	-0.39%	-3.45%
%Change from previous period/year	-88.8%	-144.4%

Reason for change more than 25% : ROI improved significantly due to reduction in losses.

For H D Sachdeva & Associates

Chartered Accountants

Firm Registration No: 011408N

(CA Harsh Deep Sachdeva)

(Proprietor)

Membership No. : 090181

Place: New Delhi

Date: 22 May 2026

UDIN : 26090181JYELSD1512



For and on behalf of the board of V S Infratown Pvt. Ltd.

Tarun Kathuria

(Tarun Kathuria)

(Director)

DIN : 00120432

Satyender Jeet Udar

(Satyender Jeet Udar)

(Director)

DIN : 10452138

