

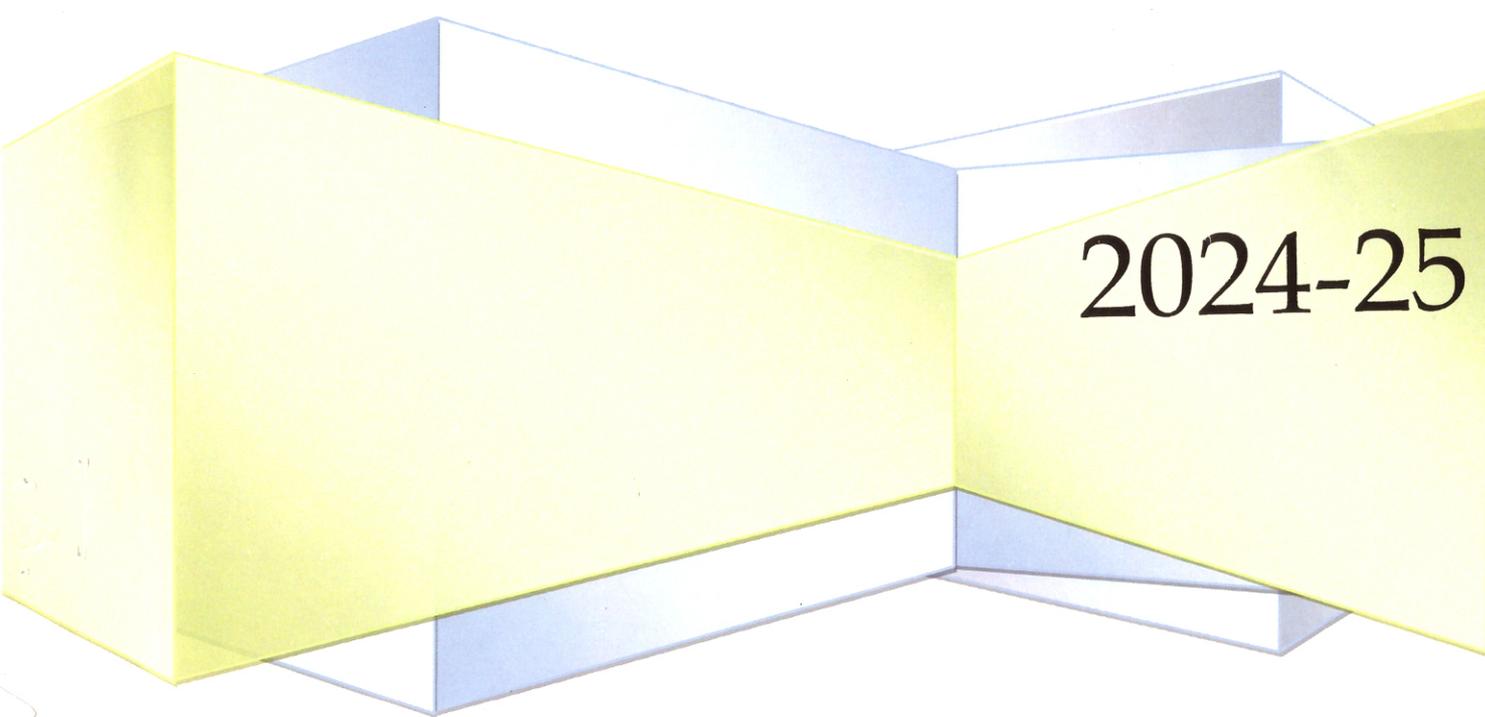


KANODIA REALITY PRIVATE LIMITED

Annual Report

AUDITOR

VIKAS SINGH & ASSOCIATES
Chartered Accountants

A large, 3D geometric graphic is positioned at the bottom of the page. It consists of several interconnected rectangular planes in shades of yellow and light blue, creating a complex, angular shape that resembles a stylized 'K' or a modern architectural structure. The text '2024-25' is printed in a large, black, sans-serif font on one of the yellow planes.

2024-25

Independent Auditor's Report

To the Members of KANODIA REALITY PRIVATE LIMITED Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Kanodia Reality Private Limited** ("the Company"), which comprise the Balance Sheet as at 31 March 2025, the Statement of Profit and Loss for the year ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under Section 133 of the Act read with the Companies (Accounting Standards) Rules, 2021 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its profit, and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the other information.

The other information comprises the information included in the Director's Report but does not include financial statements and our auditor's report thereon.



E-mail- cavikassingh1980@gmail.com

Ph. No. (0) 0120-4262550, 9910181550.

Office- T-8, 3rd Floor, Aditya Mall, Vaibhav Khand, Indirapuram, Ghaziabad, U.P. - 201014.

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

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

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

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the 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 the management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

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



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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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



Report on Other Legal and Regulatory Requirements

1. 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 1 , a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report to the extent applicable 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.
 - e) On the basis of the written representations received from the directors as on 31 March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) This report does not include Report on the internal financial controls with reference to financial statements under clause (i) of sub-section 3 of Section 143 of the Act (the 'Report on internal financial controls'), since in our opinion and according to the information and explanations given to us, the said report on internal financial controls with reference to financial statements is not applicable to the Company basis the exemption available to the Company under Ministry of Corporate Affairs (MCA) notification no. G.S.R. 583(E) dated 13 June 2017, read with corrigendum dated 13 July 2017 on reporting on internal financial controls.
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, Section 197 of the Act related to the managerial remuneration is not applicable.



- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- (i). The Company does not have any pending litigations which would impact its financial position. Refer note 26(d) of the financial statements.
 - (ii). The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses. Refer note 26(b) of the financial statements.
 - (iii). There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company. Refer note 26(c) of the financial statements.
 - (iv).(a) The management has represented that, to the best of it's knowledge and belief, as disclosed in the note 36 of the financial statements, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (b) The management has represented, that, to the best of it's knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) as mentioned under (a) and (b) above, contain any material misstatement.



- (v) The Company has not declared or paid any dividend during the year.
- (vi) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account for the financial year ended 31 March 2025, which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, as amended is applicable for the Company only with effect from 01 April 2023, therefore, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, as amended, on preservation of audit trail as per the statutory requirements for record retention is applicable for financial year ended 31 March 2025.

For Vikas Singh & Associates
Chartered Accountants
F.R.N-024046N



CA Vikas Singh
M.No-519338
T-8, Third Floor, Aditya Mall, Vaibhav Khand
Indrapuram, Ghaziabad
Uttar Pradesh-201014

UDIN:- 25519338BMJQPC1900
Place: Ghaziabad
Date : September 17, 2025

Annexure to the Independent Auditor's Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of KANODIA REALITY PRIVATE LIMITED on the financial statements as of and for the year ended 31 March 2025)

- (i) (a) A. The Company has maintained proper records showing full particulars, including quantitative details and the situation of property, plant, and equipment, sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.
B. The Company has maintained proper records showing full particulars of intangible assets.
- (b) The property, plant, and equipment have been physically verified by the management during the year and according to the information and explanations given to us, no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant, and equipment is reasonable having regard to the size of the Company and the nature of its assets.
- (c) According to the information and explanations given to us and the records examined by us, the Company hold immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, the provisions of clause 3 (i) (c) of the Order are applicable.
- (d) The Company has not revalued its property, plant and equipment, and intangible assets during the year, being under cost model. Accordingly, the provisions of clause 3(i)(d) of the Order are not applicable.
- (e) There are no proceedings that have been initiated or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and Rules made thereunder.
- (ii) (a) According to the information and explanations given to us, the Company does not have any inventory. Accordingly, the provisions of clause 3(ii)(a) of the Order are not applicable.
- (b) According to the information and explanations given to us, during the year, the Company has not been sanctioned any working capital from banks or financial institutions based on the



security of current assets. Accordingly, the provisions of clause 3(ii) (b) of the Order are not applicable.

(iii) According to the information and explanations given to us, the Company has made investments in, provided any guarantee or security, or granted any loans or advances like loans, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs) or any other parties. Accordingly, the provisions of clause 3(iii)(a) to (f) of the Order are applicable.

(iv) According to the information and explanations given to us, the Company has entered into any transaction covered under Sections 185 and 186 of the Act.

(v) According to the information and explanations given to us, the Company has neither accepted any deposits nor the amounts which are deemed to be deposits during the year and further the Company had no unclaimed deposits at the beginning of the year within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) According to the information and explanations given to us, the Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.

(b) According to the information and explanations given to us, there are no statutory dues referred to in sub-clause (a) that have not been deposited with the appropriate authorities on account of any dispute.

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

(ix)(a) According to the information and explanations given to us, the Company has loans or other borrowings or interest payable to any lender during the year. Accordingly, the provisions of clause 3(ix) of the Order are applicable. The Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025 and its Profit for the year ended on that date.



- (b) According to the information and explanations given to us, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) According to the information and explanations given to us, the Company did not have any term loans outstanding during the year. Accordingly, the provisions of clause 3(ix)(c) of the Order are not applicable.
- (d) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that no funds raised on a short-term basis have been used for long-term purposes by the Company.
- (e) According to the information and explanations given to us, the Company has Six subsidiary. Accordingly, the provisions of clause 3(ix)(e) of the Order are not applicable.
- (f) The Company has Six subsidiary. Accordingly, the provisions of clause 3(ix)(f) of the Order are not applicable.
- (x)(a) According to the information and explanations given to us, the Company did not raise amounts of money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of clause 3(x)(a) of the Order are not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally). Accordingly, provisions of clause 3 (x)(b) of the Order are not applicable.
- (xi)(a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the period covered by our audit.
- (b) No report under sub-section (12) of Section 143 of the Act has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 (as amended) with the Central Government, during the year and upto the date of this report.
- (c) As represented to us by the management, there are no whistle-blower complaints received by the Company during the year.



- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable accounting standards. Since, the Company is a private limited company, therefore, the provisions of Section 177 of the Act are not applicable to the Company.
- (xiv) In our opinion and according to the information and explanations given to us, the Company does not have an internal audit system as it is not required to have an internal audit system as per Section 138 of the Act. Accordingly, the provisions of clause 3(xiv) (a) and (b) of the Order are not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.
- (xvi)(a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, provisions of clause 3 (xvi)(a) of the Order are not applicable.
- (b) The Company has not conducted any non-banking financial or housing finance activities during the year.
- (c) The Company is not a Core Investment Company ("CIC") as defined in the regulations made by the Reserve Bank of India. Accordingly, provisions of clause 3(xvi)(c) of the Order are not applicable.
- (d) The Group does not have any CIC as part of the Group.
- (xvii) The Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (xix) According to the information and explanations given to us and based on 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) Since the provisions of Section 135 of the Act do not apply to the Company, accordingly, provisions of clause 3(xx) (a) and (b) of the Order are not applicable.

(xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of the audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in this report.

For Vikas Singh & Associates
Chartered Accountants
Firm Registration No: 024046N



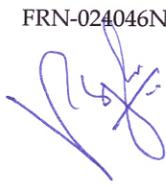
CA Vikas Singh
Partner
Membership No: 519338
UDIN: 25519338BMJQPC1900
Place: Ghaziabad
Date: 17/09/2025

KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYTEM PRIVATE LIMITED)
CIN- U72501UP2018PTC103047
A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301
BALANCE SHEET AS AT MARCH 31, 2025 (Standalone)

(All amount in INR "00")

	Note No.	As at March 31, 2025	As at March 31, 2024
Equity and Liabilities			
Shareholders' funds			
(a) Share capital	3	1,000.00	1,000.00
(b) Reserves and surplus	4	123,263.92	29,188.70
Non-current liabilities			
(a) Long-term borrowings	5	1,359,540.03	2,133,925.67
(b) Other Long term liabilities		-	-
(c) Long-term provisions	6	-	-
Current liabilities			
(a) Short-term borrowings	7	-	-
(b) Other current liabilities	8	51,367.55	16,393.24
(c) Short-term provisions	9	2,257.12	907.22
(d) Deferred tax Liabilites (net)	11	-	-
Total		1,537,428.62	2,181,414.83
Assets			
Non-current assets			
(a) Property Plant and Equipment	10	489,812.03	502,522.49
(i) Tangible assets		489,812.03	
(ii) Intangible assets			
(iii) Capital work-in-progress			
(b) Deferred tax assets (net)	11	19,001.15	9,929.23
(c) Long-term loans and advances	12	438,586.03	730,533.97
(d) Non- Current Investments	12A	19,999.40	-
Current assets			
(a) Cash and Bank Balances	13	19,247.62	7,687.86
(b) Short-term Loans and Advances	14	7,467.68	857,739.75
(c) Other Current Assets	15	543,314.71	73,001.51
Total		1,537,428.62	2,181,414.83
Significant Accounting Policies	1&2		
Other Notes	24 to 31		

As per our report of even date attached
For Vikas Singh & Associates
Chartered Accountants
FRN-024046N




CA. Vikas Singh
Partner
M No.519338

For and on behalf of the Board of Directors
Kanodia Reality Private Limited


Director/Authorised Signatory


Director/Authorised Signatory

Gautam Kanodia
Director
DIN: 01738027

Abhishek Agrawal
Director
DIN: 06816716

UDIN : 25519338BMJQPC1900
Place : Ghaziabad
Date : 17/09/2025

KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYSTEM PRIVATE LIMITED)
CIN- U72501UP2018PTC103047
A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2025

(All amount in INR "00")

	Note No.	As at March 31, 2025	As at March 31, 2024
Revenue			
Revenue from Operations	16	562,813.11	106,778.54
Other Income	17	1,915.27	144.00
Total Revenue		564,728.38	106,922.54
Expenses			
Employee Benefits Expense	19	31,973.02	13,324.32
Finance Costs	20	42,324.88	15.46
Depreciation and Amortization	10	14,108.16	14,532.88
Other Expenses	21	386,061.81	54,830.33
Total Expenses		474,467.87	82,702.99
Profit Before Tax		90,260.51	24,219.55
Tax Expense:			
(1) Current Tax		5,257.12	-
(2) Deferred Tax	11	9,071.83	10,813.04
Profit for the Year		94,075.22	35,032.59
Earnings per equity share:			
(1) Basic (Nominal value of Rs. 10/- each)		940.75	350.33
(2) Diluted (Nominal value of Rs. 10/- each)		940.75	350.33
Significant Accounting Policies	1&2		
Other Notes	24 to 31		

As per our report of even date attached
For Vikas Singh & Associates
Chartered Accountants
FRN-024046N

For and on behalf of the Board of Directors
Kanodia Reality Private Limited



KANODIA REALITY PRIVATE LIMITED

Gautam Kanodia
Director/Authorised Signatory

KANODIA REALITY PRIVATE LIMITED

Abhishek
Director/Authorised Signatory

CA Vikas Singh
Partner
M No.519338

Gautam Kanodia
Director
DIN: 01738027

Abhishek Agrawal
Director
DIN: 06816716

UDIN : 25519338BMJQPC1900
Place : Ghaziabad
Date : 17/09/2025

KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYTEM PRIVATE LIMITED)
Statement of cash flows for the period ended on 31st March 2025

Particulars	Year ended 31-03-2025
Cash flow from operating activities	
Profit/ (Loss) before tax from continuing operations	90,260.51
Adjustments for:	
Depreciation and amortization expenses	14,108.16
Finance cost	42,324.88
Interest income	-
Operating profit/loss before working capital changes	146,693.55
Changes in working capital	
Increase/ (Decrease) in trade payables	15,097.14
Increase/ (Decrease) in other current liabilities	19,877.17
Increase / (Decrease) in provisions	1,349.90
Increase / (Decrease) in project in progress	
Increase / (Decrease) in other non-current liabilities	-774,385.64
Increase / (Decrease) in provisions	
Decrease/(Increase) in other non current assets	291,947.94
Decrease/(Increase) in other current assets	88,010.86
Cash generated from operations	-358,102.63
Income tax paid	5,257.12
Net cash inflows/used from/in operating activities (A)	-216,666.20
Cash flow from investing activities	
Payment for property, plant and equipment and intangible assets	-1,397.71
Loan Recovered	291,947.94
Investment In Equity Shares	-19,999.40
Additions to CWIP	
Interest received	-
Net cash inflows/used from/in investing activities (B)	270,550.84
Cash flow from financing activities	
Proceeds from issuance of equity share capital	
Proceeds from issuance of Non Convertible Debentures	
Proceeds from issuance of Optionally Convertible Debentures	
Proceeds from Borrowings	
Repayment of Borrowings	
Interest paid	-42,324.88
Net cash inflows/used from/in financing activities (C)	-42,324.88
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	
Cash and cash equivalents at the end of the year	11,559.76
Opening Cash	7,687.86
Total cash and cash equivalents at end of the year	19,247.62

The accompanying notes are an integral part of the financial statements.

As per our report of even date

CA. Vikas Singh
Partner
M No.519338

UDIN : 25519338BMJQPC1900
Place : Ghaziabad
Date : 17/09/2025



For and on behalf of the Board of Directors of
KANODIA REALITY PRIVATE LIMITED
Gautam Kanodia *Abhishek Agrawal*
Gautam Kanodia **Abhishek Agrawal**
Director **Director**
DIN: 01738027 DIN: 06816716
Director/Authorised Signatory **Director/Authorised Signatory**

KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYSTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2025

Note no. :3 Share Capital

(All amount in INR "00")

Authorized, Issued & Paid up capital	As at March 31, 2025		As at March 31, 2024	
	Number	Rs.	Number	Rs.
Authorised 10,000 Equity Shares of Rs. 10 each	10,000	1,000.00	10,000.00	1,000.00
Issued, Subscribed and Full paid up: 10,000 Equity Shares of Rs. 10 each	10,000	1,000.00	10,000.00	1,000.00

Name of Shareholder	As at March 31, 2025		As at March 31, 2024	
	No. of Shares	% of Holding	No. of Shares	% of
Equity shares with voting rights Gautam Kanodia	9,990.00	99.90	9,990.00	99.90

Note no. :4 Reserves & Surplus	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
a) Surplus in Statement of Profit and Loss		
Balance as at the beginning of the year	29,188.70	-5,843.90
Add: Net Profit for the current year	94,075.22	35,032.60
Add: Profit Trf to Res & Sur.	-	-
Amount available for appropriation	1,23,263.92	29,188.70
Less: Transfer to Reserve Fund	-	-
Balance as at the end of the year	1,23,263.92	29,188.70
b) Security Premium:		
Balance as at the beginning of the year		
Add: Premium on Shares issued during the Year		
Balance as at the end of the year		
Closing Balance w/f to Balance Sheet (A+B)	1,23,263.92	29,188.70

Note no. :5 Long-Term Borrowing	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
Unsecured Loan	13,59,540.03	21,33,925.67
Total	13,59,540.03	21,33,925.67

Note no. :8 Other Current Liabilities	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
(A) Trade Payables :	18,212.06	3,114.92
(B) Statutory Liabilities :	31,463.49	1,936.32
(C) Director Remuneration-Payable	1,242.00	11,142.00
(D) Auditor's Payable	250.00	200.00
(E) Security Recived Rent	200.00	-
Total	51,367.55	16,393.24

Note no. :9 Short Term Provisions	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
-Provision for Income Tax	2,257.12	907.22
Total	2,257.12	907.22

Note no. :10 Fixed Assets	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
Fixed Assets	4,89,812.03	5,02,522.49
Total	4,89,812.03	5,02,522.49



Note-Note- The Bank has given a term loan of ₹18 crore to Sunup Elements Pvt. Ltd. To secure this loan, Kanodia Reality Pvt. Ltd. has mortgaged its property at A-21, Sector-16, Noida in favour of the Bank. The mortgagor confirms that the property has a clear, marketable title and no prior encumbrances (except as disclosed). The mortgage will remain valid until the Borrower fully repays all dues to the Bank.

Note no. :11 Deferred tax (liability)/ asset	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
Opening Balance of Deferred Tax Asset	9,929.32	-883.81
Add: During the Year		
Depreciation as per IT Act (A)	490.00	56,121.53
Depreciation as Per-Companies Act (B)	14,108.16000	14,532.88
Timing Difference During the Year (A-B)	34,891.66	41,588.65
Tax Rate on Timing Defference	0.26	0.26
Deferred Tax Liability/(Assets) During the Year	9,071.83	10,813.04
Deferred Tax Assets (Net)	19,001.15	9,929.23

Note no. :12 Long-term loans and advances	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
(a) Loan to Other Body Corporate	2,04,206.36	5,06,000.00
(b) Advance For Property	2,13,259.03	2,13,259.03
(c) Security Deposit	21,120.64	11,274.94
Total	4,38,586.03	7,30,533.97

Note no. :12A Non-current Investments	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
(A) Investment in Unlisted Equities Shares	19,999.40	-
Total	19,999.40	-

Note- Kanodia Hitech Pvt. Ltd. has issued ₹115 crore debentures to Ask Real Estate Special Opportunities Fund IV. As security, its holding company, Kanodia Reality Pvt. Ltd., has pledged its shares in Kanodia Hitech Pvt. Ltd. to the Investor.

Note no. :13 Cash and cash Equivalents	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
(A) Cash in Hand	4,990.75	7,579.48
(B) Balances With Bank	14,056.87	108.38
(D) Cheque in Hand	432.00	73,239.75
(D) Cheque issued	-232.00	-73,239.75
Total	19,247.62	7,687.86

Note no. :14 Short-term loans and advances	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
(a) Loan to Other Body Corporate	7,344.00	51,439.75
(b) Loan To Director	-	8,06,300.00
(c) Advance To Vendor	123.68	-
Total	7,467.68	8,57,739.75

Note no. :15 Other Current Assets	As at March 31, 2025	As at March 31, 2024
	Rs.	Rs.
(A) Sundry Debtors	5,05,475.08	61,258.19
(B) Balances with Revenue Authorities	37,839.63	11,743.32
Total	5,43,314.71	73,001.51



(All amount in INR "00")

Note :1 Long term Unsecured Loan	As at 31 March, 2025	As at March 31, 2024
	Rs.	Rs.
Trends Advisory Pvt Ltd	163,000.00	-
Global Infocom Pvt Ltd	1,196,540.03	-
Hygeine Plus Private Limited	-	2,133,925.67
Total	1,359,540.03	2,133,925.67

Note : 2 Other Current Liabilities	As at 31 March, 2025	As at 31 March, 2024
(A) Trade Payables :	Rs.	Rs.
MSME		
IMPACT INTERIOR SYSTEMS	9,470.56	
Suvidha Electricals	3,011.50	
Total	12,482.06	
Other Then MSME		
Agarwal Enterprises	14.00	-
Agarwal Electric Store	24.00	-
Bharat Electrico Mart	28.91	-
Global Water Solution	100.00	-
Achal Art Studio fine arts	460.00	-
Bhartil Airtel Limited	110.63	-
Geeken Seating Collection Pvt Ltd	-236.00	-
Grandeus Homtek.Pvt.Ltd	550.07	-
S.S. Interiors	2,042.01	-
24/7 Security & Facilities Management Services	2,505.07	-
AG Enviro Ifra Projects Pvt Ltd	12.39	12.40
Amba Cement Agency	38.00	-
Indrastha Gas Ltd	101.40	-
Bharti Airtel Ltd	177.92	273.49
Veer & Company	3.01	-
Priyanka Bharti	30.60	-
Raah Technologies	-232.00	-
Lots Wholesale Solutions	-	2,829.04
Total :(A)	18,212.06	3,114.92
(b) Statutory Liabilities :		
GST Payable	27,440.73	981.37
TDS Payable	4,022.77	954.95
Income Tax Payable	-	-
ROC Fees Payable	-	-
Total :(B)	31,463.49	1,936.32

Note no. :3 Provision	As at 31 March, 2025	As at 31 March, 2024
	Rs.	Rs.
Salary Payable (Gautam Kanodia)	-	-
Add:- Provision for Income Tax -2023-24	4,077.97	9.07
Total	4,077.97	9.07

Note no. :3 Provision	As at 31 March, 2025	As at March 31, 2024
	Rs.	Rs.
Add:- Provision for Income Tax	2,257.12	907.22
Total	2,257.12	907.22



Note no. :4 Non Current Investments	As at 31 March, 2025	As at 31 March, 2024
	Rs.	Rs.
(A) Investment in Unlisted Equities Shares		
Kanodia Hi-Tech Pvt Ltd	14,999.90	-
Bigbull Infrabuild Pvt Ltd	999.90	-
Bigbull Real State Pvt Ltd	999.90	-
Silverpearl Builders Pvt Ltd	999.90	-
Sunup Build Pvt Ltd	999.90	-
Sunup Infra Pvt Ltd	999.90	-
Total	19,999.40	-

Note no. :4 Long term loans and advances	As at 31 March, 2025	As at 31 March, 2024
	Rs.	Rs.
(a) Loan to Other Body Corporate		
(1) LT Media Private Limited (Formerly Known as Two Star Media Pvt. LTD)	-	506,000.00
(2) Kanodia Hi Tech Pvt Ltd-Loan	204,206.36	-
Total	204,206.36	506,000.00
(b) Advance For Property		
Amarpali Flat	213,259.03	213,259.03
Total	213,259.03	213,259.03
(c) Security Deposit:		
(1) Security in IGL	6,140.55	1,969.85
(2) Security with Electricity Department	14,980.09	9,305.09
Total	21,120.64	11,274.94

Note no. : 5 Cash and Cash Equivalents	As at 31 March, 2025	As at 31 March, 2024
(A) Cash in Hand	4,990.75	7,579.48
Total	4,990.75	7,579.48
(B) Balances With Bank		
Axis Bank-7214 a/c	8,703.16	108.38
ICICI Bank-4398 a/c	5,353.71	-
Total	14,056.87	108.38
(D) Cheque in Hand		
Cheque Received from Sunup Homes LLP	200.00	-
Cheque Received Kanodia Team Pvt ITD	232.00	-
Cheque Received from Kanodia Cement Ltd	-	51,439.75
Cheque Received from Kanodia Infratech Ltd	-	21,800.00
Total	432.00	73,239.75
(D) Cheque issued		
Cheque Issued to IMPACT INTERIOR SYSTEMS	-	-
Cheque Issued to Hygiene Plus Pvt ITD	-	-21,800.00
Cheque Issued to Kanodia Team Pvt ITD	-232.00	-51,439.75
Total	-232.00	-73,239.75

Note no. :6 Short-term loans and advances	As at 31 March, 2025	As at 31 March, 2024
	Rs.	Rs.
b) Gautam Kanodia	-	806,300.00
c) Kanodia Term Private Limited (Formerly Know as NEO HBM Pvt LTD.)	-	51,439.75
(c) AFFY INVESTMENT PRIVATE LIMITED	7,344.00	-
Total	7,344.00	857,739.75



Note no. :7 Other Current Assets	As at 31 March, 2025	As at 31 March, 2024
	Rs.	Rs.
(A) Sundry Debtors		
Kanodia Infratech Ltd	-	12,632.55
Kanodia Cem Pvt. Ltd.	-	4,982.76
Building Paradise Pvt Ltd.	-	13,112.55
Kanodia Hi-Tech Pvt Ltd	505,475.08	-
Hygiene Plus Pvt Ltd	-	256.27
Kanodia Cement Ltd.	-	12,279.07
Kanodia Team Pvt Ltd	-	985.63
Two Star Media Pvt Ltd	-	699.58
Unbilled Debtors	-	16,309.78
Total (A)	505,475.08	61,258.19
Total (B)	21,120.64	11,274.94
(B) Balances with Revenue Authorities		
(1) Advanced Tax Paid-IT	-	-
(2) GST Input	156.47	-
(3) TDS excess depsoit	-	512.35
(3) TDS Receivable	37,683.15	11,230.97
Total (C)	37,839.63	11,743.32



KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED
MARCH 31, 2025

(All amount in INR "00")

Note no. : 16 Revenue from Operation	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
Revenue From Operations	562,813.11	90,468.76
Unbilled Revenue	-	16,309.78
Total	562,813.11	106,778.54

Note no. : 17 Other income	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
Interst On Security from electricity Department	456.87	-
Rebate On Electricity	551.17	-
Intt. On Income Tax Refund	0	144.00
Provision w/o	907.22	-
Total	1,915.27	144.00

Note no. : 18 Employee benefits expense	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
Director Remuneration	18,000	12,000
Employees Benefit	13,477	-
Staff Welfare	496	1,324
Total	31,973.02	13,324.32

Note no. : 18 Financial expense	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
Bank Charges	21.70	15.46
Interest on Loan To Body Corporate	42,303.18	-
Total	42,324.88	15.46

Note no. : 20 Other expenses	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
Consultancy & professional fees:	157,255.80	13,538.14
Auditors Remuneration	250.00	200.00
IT Expenses	5,829.68	2,771.86
Rates & Taxes :	3,774.71	-
Rents & Rates :	11,192.60	105.00
Repairs & Maintenances Charges	6,663.08	1,202.00
General Contruction Exp.	125,460.09	-
Printing & Stationery	369.55	-
Utility Exp.:	65,271.32	36,999.12
Tour & travelling Exp.	6,364.56	-
Books & periodicals	163.46	-
Licence Fee and Subscription	1,100.00	-
Brokerage Charges	240.00	-
Office Expenses	2,126.96	14.22
Preparation of console BS & PL & MCA Expenses	-	-
Total	386,061.81	54,830.33



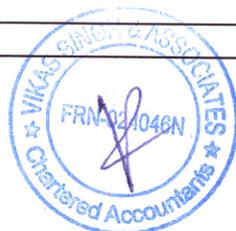
KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED
MARCH 31, 2025

(All amount in INR "00")

Note no. : 16 Revenue from Operation	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
(A) Revenue From Operations :		
Rental Fees Receivable	100,200.00	61,850.00
General construction services	370,056.32	-
Margin on Construction Work	3,700.56	-
Business Support Services	23,982.73	-
Electricity Charges Receivable	63,353.34	28,618.76
Lift Maintanance Charges Receivable	588.50	-
Telephone Support Services	931.66	-
Total (A)	562,813.11	90,468.76
(B) Unbilled Revenue		
Internet charges Receivable	-	2,771.64
Studio design consultancy charges	-	13,538.14
Total (B)	-	16,309.78

Note no. : 17 Other income	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
Interst On Security from electricity Department	456.87	-
Rebate On Electricity	551.17	-
Intt. On Income Tax Refund	0	144.00
Total	1,008.05	144.00

Note no. : 20 Other expenses	YEAR ENDED MARCH 31, 2025	YEAR ENDED MARCH 31, 2024
	Rs.	Rs.
(A) Consultancy & professional fees:		
Consultancy & Professiona Fee	7,800.00	-
Professional Fees	26,658.20	13,538.14
Professional Fees & Consultancy Charges	122,797.60	-
Total	157,255.80	13,538.14
(B) Auditors Remuneration	500.00	200.00
Total	500.00	200.00
(C) IT Expenses		
Domain Charges	530.75	-
Goddy Domain charge	188.22	-
inter-net Lease line	2,097.32	-
Mobile Exp.	2,072.58	2,771.86
IVR services	295.00	-
IT Exp.	645.81	-
Total	5,829.68	2,771.86
(D) Rates & Taxes :		
Stamp Duty-up	3,065.82	-
ROC Fees-up	359.89	-
ROC Fees-Hr	349.00	-
Total	3,774.71	-
(E) Rents & Rates :		
Gurigram office Maintenances Charges	8740.9	-
Municipal Solid waste Management	126.00	105.00
Rent on Plant & Machinery	435.00	-
Vehicle Parking charges	1,890.70	-
Total	11,192.60	105.00



(F) Repairs & Maintenances Charges		
Repiars & maintenaces	5,281.05	25.00
AMC Charges	1,382.03	1,177.00
Total	6,663.08	1,202.00
(G)General Contruaction Exp.		
Branding Advertisement	10,820.00	-
Construction Exp.	114,640.09	-
Total	125,460.09	-
(H) Printing & Stationery		
Printing and Stationary-UP	35.00	-
Printing and Stationary-HR	334.55	-
Total	369.55	-
(I) Utility Exp.:		
DG fuel	1,857.21	8,380.36
electricity Charges	63,397.50	28,618.76
Rebate reverasl on electricity	16.60	-
Total	65,271.32	36,999.12
(J)Tour & travelling Exp.		
Tour & Travelling Exp-UP	1,103.45	-
Tour and Travelling-HR	5,261.11	-
Total	6,364.56	-
(K)Books & periodicals		
Books and Periodical	163.46	-
Total	163.46	-
(L)Licence Fee and Subscription		
Licence Fee and Subscription	1,100.00	-
Total	1,100.00	-
(N) Brokerage Charges		
Brokerage charges	240.00	-
Total	240.00	-
(M) Misc. Expenses		
Interest on late payment TDS& GST	98.57	12.40
lates payment of elctricity charges	574.15	-
late paymnet of telephone bill	4.16	-
Freight & forwarding charges	32.43	-
Insurance exp.	287.38	-
Other misc. exp.-HR	1,136.02	-
Round off.	-5.75	1.82
Total	2,126.96	14.22
Grnad Total	386,311.81	54,830.33



(Formerly Known as SAPNASUDHANSH INFOSYSYTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2024

Note no. : 10 Depreciation Schedule as per Income Tax Act

Block Of Assets	Rate	W.D.V.as on 01.04.2023		Additions >=180 days	Additions < 180 days	Deletion	Total		Depreciation		W.D.V.as on 31.03.2024	
		Rs.	Rs.				Rs.	Rs.	Normal	Additional	Total	Rs.
Tangible Assets												
Land & Lease (Life-60 Years)	10%	360,650.67					360,650.67	36,065.07	-	36,065.07		324,585.60
Land & Building (Life-30 Years)	10%	157,194.34					157,194.34	15,719.43	-	15,719.43		141,474.91
Electrical Equipments	15%	2,812.72					2,812.72	421.91	-	421.91		2,390.81
Air conditioner	15%	2,610.60					2,610.60	391.59	-	391.59		2,219.01
FURNITURE	10%	4,937.70					4,937.70	493.77	-	493.77		4,443.93
GENSET	15%	6,549.46					6,549.46	982.42	-	982.42		5,567.04
Computers	40%	742.12					742.12	296.85	-	296.85		445.27
Elevator Lift	15%	-	11,670.00	0			11,670.00	1,750.50	-	1,750.50		9,919.50
Total		535,497.61	-	-	-	-	547,167.61	56,121.54	-	56,121.54		491,046.07

(Formerly Known as SAPNASUDHANSH INFOSYSYTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2025

Note no. : 10 Depreciation Schedule as per Income Tax Act

Block Of Assets	Rate	W.D.V.as on 01.04.2024		Additions >=180 days	Additions < 180 days	Deletion	Total		Depreciation		W.D.V.as on 31.03.2025	
		Rs.	Rs.				Normal	Additional	Total	Rs.	Rs.	
Tangible Assets												
Land & Lease (Life-60 Years)	10%	324,585.60					324,585.60	32,458.56	-	32,458.56		292,127.04
Land & Building (Life-30 Years)	10%	141,474.91					141,474.91	14,147.49	-	14,147.49		127,327.42
Electrical Equipments	15%	2,390.81			1,042.50		3,433.31	436.81	-	436.81		2,996.50
Air conditioner	15%	2,219.01					2,219.01	332.85	-	332.85		1,886.16
Furniture	10%	4,443.93			355.21		4,799.14	462.15	-	462.15		4,336.98
Genset	15%	5,567.04					5,567.04	835.06	-	835.06		4,731.98
Computers	40%	445.27					445.27	178.11	-	178.11		267.16
Elevator Lift	15%	991.95					991.95	148.79	-	148.79		843.16
Total		482,118.52	-	1,397.71	-	-	483,516.23	48,999.82	-	48,999.82		434,516.41



KANODIA REALITY PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2023

Note no. : 10 Depreciation Schedule as per Companies Act

	Gross Block				Depreciation			Net Block
	Balance as at 01.04.2022 Rs.	Addition Rs.	SALE DURING THE YEAR Rs.	Balance as at 31.03.2022 Rs.	RATE AS PER SCHEDULE II	FOR THE YEAR Rs.	Deductions/Adjustments Rs.	Balance as at 31.03.2023 Rs.
Tangible Assets								
Plot no A-21 Sec 16, Noida	360,650.67	14,769.12	-	375,419.79	-	-	-	375,419.79
Building WIP	157,194.34	-	-	157,194.34	-	-	-	157,194.34
Electrical Equipments	2,541.60	-	-	2,541.60	25.89%	658.02	-	1,883.58
Air conditioner	3,047.31	-	-	3,047.31	18.10%	551.56	-	2,495.75
FURNITURE	4,448.93	-	-	4,448.93	25.89%	1,151.83	-	3,297.10
GENSET	6,898.71	-	-	6,898.71	18.10%	1,248.67	-	5,650.04
Computers	1,188.05	-	-	1,188.05	39.30%	466.90	-	721.15
Total	535,969.61	14,769.12	-	550,738.73		4,076.98	-	546,661.77

KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2024

Note no. : 10 Depreciation Schedule as per Companies Act

	Gross Block				Depreciation			Net Block	
	Balance as at 01.04.2023 Rs.	Method of Depreciation	Addition Rs.	SALE DURING THE YEAR Rs.	Balance as at 31.03.2023 Rs.	RATE AS PER SCHEDULE II	FOR THE YEAR Rs.	Deductions/Adjustments Rs.	Balance as at 31.03.2024 Rs.
Tangible Assets									
Land & Lease (Life-60 Years)	375,419.79	SLM	-	-	375,419.79	0.00%	6,256.997	-	369,162.79
Land & Building (Life-30 Years)	157,194.34	SLM	41,276.38	41,276.38	115,917.96	0.00%	3,863.93	-	112,054.03
Electrical Equipments	1,883.58	WDV	-	-	1,883.58	25.89%	487.66	-	1,395.92
Air conditioner	2,495.75	WDV	-	-	2,495.75	18.10%	451.73	-	2,044.02
FURNITURE	3,297.10	WDV	-	-	3,297.10	25.89%	853.62	-	2,443.48
GENSET	5,650.04	WDV	-	-	5,650.04	18.10%	1,022.66	-	4,627.38
Computers	721.15	WDV	-	-	721.15	39.30%	283.41	-	437.74
Elevator Lift	-	WDV	11,670.00	-	11,670.00	15.00%	1,312.88	-	10,357.13
Total	546,661.75		-	41,276.38	505,385.37		14,532.88	-	502,522.49



KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2025

Note no. : 10 Depreciation Schedule as per Companies Act

	Gross Block						Depreciation			Net Block	
	Balance as at 01.04.2024	date of capitalization	Method of Depreciation	Addition	SALE DURING THE YEAR	Balance as at 31.03.2025	RATE AS PER SCHEDULE II	FOR THE YEAR	Deductions/ Adjustments	Balance as at 31.03.2025	
	Rs.			Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	
Tangible Assets											
Land & Lease (Life-60 Years)	369,162.79		SLM	-	-	369,162.79	0.00%	6,256.997	-	362,905.80	
Land & Building (Life-30 Years)	112,054.03		SLM	-	-	112,054.03	0.00%	3,863.932	-	108,190.10	
Electrical Equipments	1,395.92		WDV	1,042.50	-	2,438.42	25.89%	381.43	-	2,056.99	
Air conditioner	2,044.02		WDV	-	-	2,044.02	18.10%	369.97	-	1,674.05	
Furniture	2,443.48		WDV	355.21	-	2,798.69	25.89%	672.68	-	2,126.01	
Genset	4,627.38		WDV	-	-	4,627.38	18.10%	837.56	-	3,789.83	
Computers	437.74		WDV	-	-	437.74	39.30%	172.03	-	265.71	
Elevator Lift	10,357.13		WDV	-	-	10,357.13	15.00%	1,553.57	-	8,803.56	
Total	502,522.49			1,397.71	-	503,920.20		14,108.16	-	489,812.03	



KANODIA REALITY PRIVATE LIMITED

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

1. Corporate information

KANODIA REALITY PRIVATE LIMITED

is a private company domiciled in India and incorporated under the provision of Companies Act, 1956.

2. Significant Accounting Policies

a. Basis of preparation

These Financial Statements have been prepared in accordance with generally accepted accounting principles in India under the historical cost convention on accrual basis. These Financial Statements have been prepared to comply in all material aspect with the Accounting Standards as prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 7 of the Companies (Accounts) Rules, 2014, the provisions of the Act (to the extent notified). The Accounting policies Applied by the company are consistent with those used in the previous year.

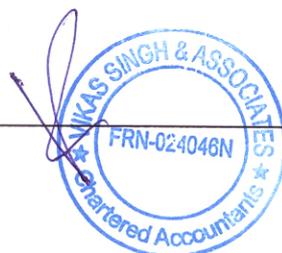
All assets and liabilities have been classified as current or non-current as per criteria set out in the Schedule III to the Companies Act, 2013.

b. System of accounting

- i) The company follows the mercantile system of accounting and recognizes income and expenditure on an accrual basis except in case of significant uncertainties.
- ii) Financial Statements have been prepared under the historical cost convention. These costs are not adjusted to reflect the impact of changing value in the purchasing power of money.
- iii) Estimates and assumptions used in the preparation of the financial statements and disclosures are based upon management's evaluation of the relevant facts and circumstances as of the date of the Financial Statements, which may differ from the actual results at a subsequent date.

c. Tangible fixed assets

Fixed assets are stated at cost, net of accumulated depreciation and accumulated impairment loss, if any. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the assets to its working condition for the intended



use. Any trade discounts and rebates are deducted in arriving at the purchase price. Gains or losses arising from the recognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the assets and are recognized in the statement of profit and loss when the assets is derecognized. Fixed assets are reviewed for impairment on each Balance Sheet date, in accordance with the accounting standard AS 28 issued by ICAI.

d. Depreciation on assets

Deprecation on assets is calculated on written down value method basis as per the rates and in the manner prescribed under the Schedule II to the Companies Act, 2013.

e. Investments

Investments that are readily realizable and intended to be held for not more than a year are classified as current investment. All other investments are classified as non-current investment. Current investments are carried at lower of cost and fair value determined on an individual investment basis. Long term investments are carried at cost. However, when there is a decline, other than temporary, in the value of long term investment, the carrying cost is reduced to recognize the decline.

f. Inventories

Inventories are valued at cost or net realizable value, whichever is lower on the basis of FIFO method. Cost of inventories comprises of cost of purchase and other cost incurred to bringing them to their respective present location and condition.

g. Revenue recognition

Revenue is recognized when the significant risk and rewards of ownership of goods have been passed to the buyer. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the company and the revenue can be readily measured

The companies recognize income and Expenditure on accrual basis. However, where the ultimate collection of the same lacks reasonable certainty, recognition to the extent of certainty.

h. Interest

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head other income in the statement of profit and loss.

i. Provision for taxation



Current Income Tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act 1961.

j. Provisions

A provision is recognized when an enterprise has a present obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligations, in respect of which a realizable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligations at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

A contingent liability is possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the company or a present obligation that is not recognized because it is not possible that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare case where there is a liability that cannot be recognized because it cannot be measured reliably. The company does not recognize a contingent liability but discloses its existence in the financial statements.

k. Deferred tax

Deferred tax assets and liabilities arising on account of timing difference and which are capable of reversal in subsequent periods, are recognized using the tax rates and tax laws that have been enacted or substantively enacted as on the Balance Sheet date.

Deferred Tax Assets are recognized and carried forward only if there is virtual certainty that they will be realized and reviewed for the appropriateness of their respective carrying values at each Balance Sheet date.

l. Cash and cash equivalents

Cash and cash equivalents for the purpose of cash flow statement comprise cash at bank and cash in hand and short term investments with original maturities of three months or less.

m. Retirement Benefits :-

a. Short Term Benefits

Short Term Employee Benefits (i.e. Benefits falling due within one year after the end of the period in which employees render related service) are recognized as expense



in the period in which employee services are rendered as per the Company's scheme based on expected obligation on undiscounted basis.

b. **Post-employment Benefits**

Termination Benefits & Provision for Gratuity, if any, are recognized as an expense as and when incurred. Leave accumulated during the year lapse on the balance sheet date and thus no provision for leave encashment is made.

n. **Earnings per Share**

Basic earnings per share is calculated by dividing the net Profit & Loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

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

21. There were no exceptional/ extraordinary items and discontinuing operations for the years ended 31st March 2025 and 2024.

22. Pursuant to compliance of Accounting Standard (AS-18) "Related Parties Disclosures", the relevant information is provided here below:

Company has the following related parties where it has direct or indirect control exists:-

➤ **Key Managerial Personnel:-**

Directors

- GAUTAM KANODIA
- ABHISHEK AGRAWAL

➤ **Enterprises where controlling individual or key managerial personnel has significant influence:**

DIRECTORS	SHAREHOLDING	DIRECTORSHIP
	Directly Interested Concern	Director
Gautam Kanodia (Executive Director)	Kanodia Cement Limited	Kanodia Hi-Tech Private Limited
	Fair Hygiene Private Limited	Matra Finance Private Limited
	Kanodia Reality Private Limited	Fair Hygiene Private Limited
	Blossom Realcon Private Limited	Kanodia Reality Private Limited
	Hygiene Plus Limited	Blossom Realcon Private Limited
	Anadi Infotainment Private Limited	Hygiene Plus Limited



	LT Media Private Limited	
	Affy Investment Private Limited	

Abhishek Agrawal (Director)	Kanodia Team Private Limited	Matra Finance Private Limited
	Blockback Technology Private Limited	Kanodia Team Private Limited
	Global Infocom Private Limited	Hygiene Plus Limited
		Kanodia Reality Private Limited
		Blockback Technology Private Limited
		Blossom Realcon Private Limited

➤ Balance with Related Party as at March 31, 2025

Sr. No.	Name	As on 31st Mar, 2025	As on 31st Mar, 2024
1	-	Nil	Nil

➤ Director's Remuneration	Current Year(Rs.)	Previous Year(Rs.)
Salaries and allowances	18,00,000/-	12,00,000

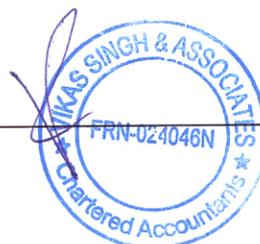
23. Payment to Auditors	Current Year(Rs.)	Previous Year(Rs.)
Audit Fees	50,000/-	20,000/-

24. Foreign Exchange Transactions

Earning in Foreign Exchange	NIL	NIL
Expenses in Foreign Exchange	NIL	NIL

25. Deferred Tax Asset/Liability:

Particulars	Deferred Tax Asset As at 31.3.2025	Deferred Tax Asset As at 31.3.2024
On account of difference between books & Tax	9,07,183	10,81,305



Net Deferred Tax	19,00,115	9,92,923
Asset/Liabilities		

26.

27. Segment Reporting:

There is nothing to Disclose under AS-17 segment reporting since there is no business segment or geographical segment which is a responsible segment based on the definition contained in the accounting standard.

28. Earnings per Share(EPS):

Particulars	F.Y 2024-25	F.Y 2023-24
Calculation of weighted average number of equity shares of Rs. 10/- each.		
Number of shares in the beginning of the year	10,000	10,000
Total equity Shares outstanding at the year end	10,000	10,000
Weighted average number of equity shares	10,000	10,000
Net Profit/(Loss) After Tax available to Shareholders	93,575,22	35,03,259
Basic earnings per share	935.75	350.32

29. The Board of Directors is of the opinion that in the normal course of business the current assets and Loans & Advances of the company will have a value at least equal to the value reflected in this Balance Sheet as at 31.03.2025.

30. Loans and Advances are considered good in respect of which company does not hold any security other than the personal guarantee of persons.

31. Amount due to Micro and Small Enterprises

The company has taken steps to identify the suppliers but has not received any intimation from them, whether they qualify under the definition of micro and small enterprises, as defined under the Micro, Small and Medium Enterprises Development Act 2006. Hence disclosure, if any amount is unpaid as at year end together with interest paid/ payable as required under the act have not been given.



32. Sundry Creditors, Sundry Debtors, Loans & Advances have been taken at their book value are subject to confirmation and reconciliation.
33. Previous year figures have been re-arranged and re-grouped whenever necessary. Figures have been rounded off to nearest rupees.

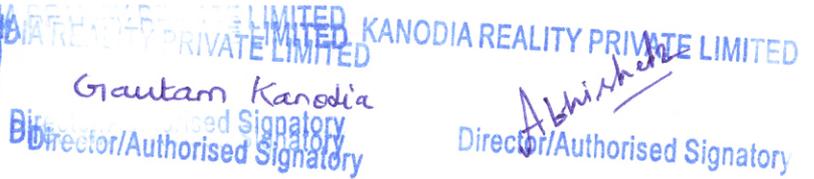
Other Additional Disclosures

1. There are no transactions entered with struck off companies during the year 2024-2025.
2. The company does not have any title deed of immovable property which is not held in the name of company since the company does not have any immovable property.
3. The company has not revalued any property since the company does not have any immovable property during the year ended on 31st March 2025.
4. The company does not have any benami property during the year ended 31st March 2025.
5. There is no charge or satisfaction of charge yet to Registered with registrar of companies beyond the statutory period.
6. The company has complied with the requirement with respect to number of layers as prescribed under section 2(87) of the Companies Act, 2013 read with the Companies (Restriction on number of layers) Rules, 2017.
7. The Company has not advanced or loaned or invested funds to any other person(s) or entity (ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: (a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) Provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
8. The company has not granted any loans or advances to promoters, directors, KMPs and the related parties either severally or jointly with any other person that are repayable on demand or without specifying any terms or period of payment.



For Vikas Singh & Associates
Chartered Accountants
FRN - 024046N

For and on behalf of the board of directors of
Kanodia Reality Private Limited



CA Vikas Singh
(Partner)
M.No-519338
Udin:- 25519338BMJQPC1900

Gautam Kanodia
Director
Din- 01738027

Abhishek Agrawal
Director
Din- 06816716

Place :- Ghaziabad
Date:- 17/09/2025

INDEPENDENT AUDITOR'S REPORT

To

The Members of

KANODIA REALITY PRIVATE LIMITED

Report on the Audit of the Financial Statements Opinion

We have audited the accompanying Consolidated Financial Statements of **Kanodia Reality Private Limited** (hereinafter referred to as "the holding Company") and its subsidiaries (Holding Company and its subsidiary together referred to as "the Group"), which comprises the consolidated Balance Sheet as at 31st March 2025, and the consolidated statement of Profit & loss and the consolidated statement of Cash flows for the year ended and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group at 31st March 2025, of its consolidated profit and consolidated cash flows for the year ended.

Basis of Opinion

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



E-mail- cavikassingh1980@gmail.com

Ph. No. (0) 0120-4262550, 9910181550.

Office- T-8, 3rd Floor, Aditya Mall, Vaibhav Khand, Indrapuram, Ghaziabad, U.P. - 201014.

are further described in the Auditor's Responsibilities for the Audit of the consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India 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.

Key audit matters

We have determined that there are no key audit matters to communicate in our report.

Information other than the Consolidated Financial Statements and auditors' report thereon

The Holding Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

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

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

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

Management's responsibility for the Consolidated Financial Statements

The Holding Company's management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of the consolidated financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Group in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act.



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

In Preparing the consolidated financial statements, management and Board of Directors are responsible for assessing the group'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 entity or to cease operations, or has no realistic alternative but to do so.

The board of Directors are also responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with the SAs, we exercise professional judgement 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 to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the companies act, 2013, we are also responsible for expressing our opinion on whether the Holding Company and its subsidiary have 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 Group'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 consolidated 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, further events or conditions may cause the Party 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 consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding Independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated 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.

Report on other Legal And Regulatory Requirements

As required by Section 143(3) of the Act, based on our audit, we report, to the extent applicable, 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 purpose of our audit;
- b) In our opinion, proper books of account as required by law relating to the preparation of the consolidated financial statements have been kept so far as it appears from our examination of those books;
- c) The consolidated Balance Sheet, consolidated Profit & loss, and the consolidated cash flow statement dealt with by this Report are in agreement with the books of account;
- d) In our opinion, the aforesaid consolidated 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) based on the written representations received from the directors of the Holding Company and its subsidiary which are incorporated in India as of March 31st, 2025, and taken on record by the board of directors of the respective companies, none of the directors of the Group Companies is disqualified as on March 31st, 2025 from being appointed as a director in terms of Section 164(2) of the Act;
- f) With respect to the adequacy of the internal financial reporting of the
- g) Holding Company and its Subsidiary and the operating effectiveness of such controls,

This report does not include a Report on the internal financial controls concerning financial statements under clause (i) of sub-section 3 of Section 143 of the Act (the 'Report on internal financial controls'), since in our opinion and according to the information and explanations given to us, the said report on internal financial controls concerning financial statements does not apply to the Company basis the exemption available to the Company under Ministry of Corporate Affairs (MCA) notification no. G.S.R. 583(E) dated 13 June 2017, read with corrigendum dated 13 July 2017 on reporting on internal financial controls.



- h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid to any director by the Holding Company and its subsidiary during the year is in accordance with the provisions of section 197 of the Act; and
- i) 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;
- a. The Group does not have any pending litigations which would impact its consolidated financial position;
 - b. The Group did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - c. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Group; and
 - d. Provision to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of accounts using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is applicable for the financial year ended March 31, 2025.
- j) 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 the paragraph 3 and 4 of the order.



For Vikas Singh & Associates
Chartered Accountants
Firm Registration No: 024046N



CA Vikas Singh
Partner
Membership No: 519338
UDIN: 25519338BMJQPO5370
Place: Ghaziabad
Date: 17/09/2025

Annexure to the Independent Auditor's Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of KANODIA REALITY PRIVATE LIMITED on the financial statements as of and for the year ended 31 March 2025)

- (i) (a) A. The Company has maintained proper records showing full particulars, including quantitative details and the situation of property, plant, and equipment. sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.
B. The Company has maintained proper records showing full particulars of intangible assets.
- (b) The property, plant, and equipment have been physically verified by the management during the year and according to the information and explanations given to us, no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant, and equipment is reasonable having regard to the size of the Company and the nature of its assets.
- (c) According to the information and explanations given to us and the records examined by us, the Company hold immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, the provisions of clause 3 (i) (c) of the Order are applicable.
- (d) The Company has not revalued its property, plant and equipment, and intangible assets during the year, being under cost model. Accordingly, the provisions of clause 3(i)(d) of the Order are not applicable.
- (e) There are no proceedings that have been initiated or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and Rules made there under.
- (ii) (a) According to the information and explanations given to us, the Company does not have any inventory. Accordingly, the provisions of clause 3(ii)(a) of the Order are not applicable.
- (b) According to the information and explanations given to us, during the year, the Company has not been sanctioned any working capital from banks or financial institutions based on the security of current assets. Accordingly, the provisions of clause 3(ii) (b) of the Order are not applicable.



- (iii) According to the information and explanations given to us, the Company has made investments in, provided any guarantee or security, or granted any loans or advances like loans, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs) or any other parties. Accordingly, the provisions of clause 3(iii)(a) to (f) of the Order are applicable.
- (iv) According to the information and explanations given to us, the Company has entered into any transaction covered under Sections 185 and 186 of the Act.
- (v) According to the information and explanations given to us, the Company has neither accepted any deposits nor the amounts which are deemed to be deposits during the year and further the Company had no unclaimed deposits at the beginning of the year within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) According to the information and explanations given to us, the Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.
- (b) According to the information and explanations given to us, there are no statutory dues referred to in sub-clause (a) that have not been deposited with the appropriate authorities on account of any dispute.
- (viii) According to the information and explanations given to us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (ix) (a) According to the information and explanations given to us, the Company has loans or other borrowings or interest payable to any lender during the year. Accordingly, the provisions of clause 3(ix) of the Order are applicable. The Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025 and its Profit for the year ended on that date.
- (b) According to the information and explanations given to us, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.



- (c) According to the information and explanations given to us, the Company did not have any term loans outstanding during the year. Accordingly, the provisions of clause 3(ix)(c) of the Order are not applicable.
- (d) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that no funds raised on a short-term basis have been used for long-term purposes by the Company.
- (e) According to the information and explanations given to us, the Company has Six subsidiary. Accordingly, the provisions of clause 3(ix)(e) of the Order are not applicable.
- (f) The Company has Six subsidiary. Accordingly, the provisions of clause 3(ix)(f) of the Order are not applicable.
- (x) (a) According to the information and explanations given to us, the Company did not raise amounts of money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of clause 3(x)(a) of the Order are not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally). Accordingly, provisions of clause 3 (x)(b) of the Order are not applicable.
- (xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the period covered by our audit.
- (b) No report under sub-section (12) of Section 143 of the Act has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 (as amended) with the Central Government, during the year and up to the date of this report.
- (c) As represented to us by the management, there are no whistle-blower complaints received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and



the requisite details have been disclosed in the financial statements etc., as required by the applicable accounting standards. Since, the Company is a private limited company, therefore, the provisions of Section 177 of the Act are not applicable to the Company.

- (xiv) In our opinion and according to the information and explanations given to us, the Company does not have an internal audit system as it is not required to have an internal audit system as per Section 138 of the Act. Accordingly, the provisions of clause 3(xiv) (a) and (b) of the Order are not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, provisions of clause 3 (xvi)(a) of the Order are not applicable.
- (b) The Company has not conducted any non-banking financial or housing finance activities during the year.
- (c) The Company is not a Core Investment Company ("CIC") as defined in the regulations made by the Reserve Bank of India. Accordingly, provisions of clause 3(xvi)(c) of the Order are not applicable.
- (d) The Group does not have any CIC as part of the Group.
- (xvii) The Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (xix) According to the information and explanations given to us and based on 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) Since the provisions of Section 135 of the Act do not apply to the Company, accordingly, provisions of clause 3 (xx) (a) and (b) of the Order are not applicable.
- (xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of the audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in this report.

For Vikas Singh & Associates
Chartered Accountants
Firm Registration No: 024046N



CA Vikas Singh
Partner
Membership No: 519338
UDIN: 25519338BMJQPO5370
Place: Ghaziabad
Date: 17/09/2025

CONSOLIDATED BALANCE SHEET OF KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYSTEM PRIVATE LIMITED)

CIN- U72501UP2018PTC103047

A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301
BALANCE SHEET AS AT MARCH 31, 2025

(Amounts in Lacs)

Particulars	Note	As at March 31, 2025	As at March 31, 2024
I. EQUITY AND LIABILITIES			
(1) SHAREHOLDERS' FUNDS			
(i) Share Capital	2.1	1.00	-
(ii) Reserves and Surplus	2.2	-2180.22	-
(iii) Non Controlling Interest	2.3	-0.23	-
		-2179.45	-
(2) NON-CURRENT LIABILITIES			
(1) Financial Liabilities & Borrowings -Long Term	2.4	26886.72	-
(2) Provisions	2.5	1572.88	-
(3) Other Non Current Liabilities	2.6	1500.00	-
		29959.60	-
(2) CURRENT LIABILITIES			
(i) Short-term borrowings	2.7	0.00	-
(ii) Trade Payable		543.17	-
(iii) Other Current Liabilities	2.8	4471.95	-
(iv) Short-term provisions	2.9	15.69	-
		5030.81	-
Total		32810.96	-
(II) NON-CURRENT ASSETS			
(i) Property, Plant and Equipment - Tangible	2.10	505.44	-
(ii) Property, Plant and Equipment - Intangible	2.10(a)	2.86	-
(iii) Non-Current Investments	2.11	4570.00	-
(iv) Deferred Tax Assets	2.12	21.22	-
(v) Long Term Loans & Advances	2.13	438.59	-
(vi) Capital Work in Progress	2.14	441.03	-
(vii) Good will		0.00	-
(viii) Other Non-Current Assets		5308.94	-
		11288.08	-
(2) CURRENT ASSETS			
(i) Inventory	-	-	-
(ii) Financial Assets	-	-	-
(a) Short Term Loans and Advances	2.15	672.34	-
(b) Trade Receivables	2.16	0.00	-
(c) Bank, and Cash & Cash Equivalents	2.17	616.13	-
(d) Other Current Assets	2.18	561.26	-
(e) Project in Progress	2.19	19673.15	-
		21522.88	-
Total		32810.96	-

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON FINANCIAL STATEMENTS 1 & 2

In terms of our report attached
For VIKAS SINGH & ASSOCIATES
Chartered Accountants
(FRN - 024046N)



CA VIKAS SINGH
(Partner)
M.No. 519338

Place : Ghaziabad
Date : 17/09/2025
UDIN-25519338BMJQPO5370

KANODIA REALITY PRIVATE LIMITED
For and on behalf of the Board of Directors
KANODIA REALITY PRIVATE LIMITED

Gautam Kanodia
Director/Authorised Signatory
(GAUTAM KANODIA)
DIN No. 01738027

KANODIA REALITY PRIVATE LIMITED
(ABHISHEK GRAWAL)

Abhishek Grawal
Director
Director/Authorised Signatory
DIN No. 06816716

CONSOLIDATED PROFIT & LOSS ACCOUNT OF KANODIA REALTY PRIVATE LIMITED
CIN- U72501UP2018PTC103047

A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED MARCH 31, 2025

(Amounts in Lacs)

Particulars	Note	For the year ended March 31, 2025	For the year ended March 31, 2024
Revenue from Operations	2.20	562.81	-
Other Income	2.21	62.79	-
Total revenue		625.60	-
Expenses			
Purchases of Stock-in-trade	2.22	0.00	-
Changes in inventories of Stock-in Trade	2.23	0.00	-
Employee Benefit Expense	2.24	353.71	-
Finance Costs	2.25	1768.18	-
Depreciation		18.32	-
Other expenses	2.26	718.82	-
Total expenses		2859.03	-
PROFIT BEFORE EXCEPTIONAL AND EXTRAORDINARY ITEMS AND TAX		-2233.43	-
Exceptional Items			
PROFIT BEFORE EXTRAORDINARY ITEMS AND TAX		-2233.43	-
Extraordinary Items		-	-
PROFIT BEFORE TAX		-2233.43	-
Tax Expense:			
Current Tax		0.00	-
Taxes of Earlier Tax			
Deferred Tax		0.000	-
PROFIT (LOSS) FOR THE PERIOD FROM CONTINUING OPERATIONS		-2233.43	-
Profit/(loss) from discontinuing operations		-	-
Tax expense of discontinuing operations		-	-
PROFIT/(LOSS) FROM DISCONTINUING OPERATIONS (AFTER TAX)		-	-
PROFIT (LOSS) FOR THE YEAR		-2233.43	-
Earning/ (Loss) Per Equity Share (EPS) of Rs. 10/- each			
(a) Basic			-
(b) Diluted			-

**SIGNIFICANT ACCOUNTING POLICIES &
NOTES ON FINANCIAL STATEMENTS**

In terms of our report attached
For **VIKAS SINGH & ASSOCIATES**
Chartered Accountants
(FRN - 024046N)



CA VIKAS SINGH
(Partner)
M.No. 519338

Place : Ghaziabad
Date : 17/09/2025
UDIN-25519338BMJQPO5370

1 & 2

KANODIA REALTY PRIVATE LIMITED
For and on behalf of the Board of Directors

Gautam Kanodia
Director/Authorised Signatory
(GAUTAM KANODIA)
Director
DIN No. 01738027

KANODIA REALTY PRIVATE LIMITED
(ABHISHEK AGRAWAL)
Abhishek Agrawal
Director
DIN No. 06816716
Director/Authorised Signatory

KANODIA REALITY PRIVATE LIMITED
CIN- U72501UP2018PTC103047
A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301

2. NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

2.10 PROPERTY, PLANT & EQUIPMENT

(Amounts in Lakhs)

	As at March 31 2025	As at March 31 2024
Property, Plant & Equipment (Tangible Assets)	505.44	-
Total	505.44	-

2.10(a) PROPERTY, PLANT & EQUIPMENT

	As at March 31 2025	As at March 31 2024
Intangible Assets	2.86	-
Total	2.86	-

2.11 NON CURRENT INVESTMENT

	As at March 31 2025	As at March 31 2024
Investment In Unlisted Equities Share	4569.99	-
Total	4569.99	-

2.12 DEFERRED TAX ASSETS

	As at March 31 2025	As at March 31 2024
DEFERRED TAX ASSETS	21.22	-
Total	21.22	-

2.13 LONG-TERM LOANS & ADVANCES

	As at March 31 2025	As at March 31 2024
Loan to other body Corporate	204	-
Advance for Property	213	-
Security Deposit	21	-
Total	438.59	0.00

2.14 CAPITAL WORK IN PROGRESS (CWIP)

	As at March 31 2025	As at March 31 2024
CWIP	441.03	-
Total	441.03	-

2.15 SHORT-TERM LOANS & ADVANCES

	As at March 31 2025	As at March 31 2024
Loan to Other Body Corporate	7.34	-
Advance against purchase of Land	540	-
Other Loans	125	-
Total	672.34	-

2.16 TRADE RECEIVABLES

	As at March 31 2025	As at March 31 2024
TRADE RECEIVABLES	0.00	-
Total	0.00	-

2.17 CASH & CASH EQUIVALENT

	As at March 31 2025	As at March 31 2024
Cash in Hand	5.92	-
Balances with Bank	272.73	-
Cheque in Hand	0.43	-
Fixed Deposit	90.63	-
Cheque issued	-0.23	-
Deposits with maturity of less than 3 months	246.65	-
Total	616.13	-



2.18 OTHER CURRENT ASSETS

	As at March 31 2025	As at March 31 2024
Sundry Debtors	505.48	-
Balances with Revenue Authorities	39.28	-
Advance to Supplier	3.76	-
Advance to Employee	0.19	-
Other Advance	0.10	-
Other Recoverable	12.20	-
Prepaid Rent	0.17	-
Prepaid Expenses	0.08	-
Total	561.26	-

2.19 PROJECT IN PROGRESS

	As at March 31 2025	As at March 31 2024
Project In Progress	19673.15	-
Total	19673.15	-

2.1 SHARE CAPITAL

	Number	Amount
Authorised		
Equity Shares of Rs.10/- each	10,000.00	100,000.00
Issued		
Equity Shares of Rs.10/- each	10,000.00	100,000.00
Subscribed & Paid up		
Equity Shares of Rs.10/- each fully paid	10,000.00	100,000.00
Total	10,000.00	100,000.00

(a) Reconciliation of number of equity shares outstanding

Name of Shareholder	As at March 31, 2025		As at March 31, 2024	
	Number	Amount	Number	Amount
At the beginning of the year	10,000.00	1	10,000.0	1
Add: Issued during the year	-	-	-	-
As at the end of the year	10,000.00	1	10,000.0	1

(b) Details of Shareholders holding more than 5% shares in the subscribed share capital of the Company :

Name of Shareholder	As at March 31, 2025	As at March 31, 2024	% of Holding
	No. of Shares held	No. of Shares held	
Gautam Kanodia	9,990	9,990	99.99
Total	9,990	9,990	99.99

(c) Terms/rights attached to equity shares: The company has only one class of equity shares having par value of Rs. 10 per share. All equity shares carry similar voting rights of 1:1 and similar dividend rights. In the event of liquidation of the company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after the distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

2.2 Other Equity	As at March 31 2025		As at March 31 2024	
	Retained Earning	Total	Retained Earning	Total
Balance at the beginning reserve	123.26	123.26	-	-
Balance from capital reserve	-2303.48	-2303.48	-	-
As at the end of the year		-2180.22		-



2.3 NON CONTROLLING INTEREST

	As at March 31 2025	As at March 31 2024
.78% of fv of identifiable net assets	-0.23	-
Total	-0.23	-

2.4 FINANCIAL LIABILITIES & BORROWINGS - LONG TERM

	As at March 31 2025	As at March 31 2024
Unsecured Loan	14574.97	-
Secured Loan	11500.00	-
Term Loan - From Other Party	811.75	-
Total	26886.72	-

2.5 PROVISIONS

	As at March 31 2025	As at March 31 2024
PROVISIONS	1572.88	-
Total	1572.88	-

2.6 OTHER NON - CURRENT LIABILITIES

	As at March 31 2025	As at March 31 2024
OTHER NON CURRENT LIABILITIES	1500.00	-
Total	1500.00	-

2.7 SHORT TERM BORROWING

	As at March 31 2025	As at March 31 2024
SHORT TERM BORROWING	-	-
Total	-	-

TRADE PAYABLES

	As at March 31 2025	As at March 31 2024
MSME	14.64	-
OTHERS	528.53	-
DISPUTED DUES MSME	0.00	-
DISPUTED DUES -OTHERS	0.00	-
Total	543.17	-

2.8 OTHER CURRENT LIABILITIES

	As at March 31 2025	As at March 31 2024
(A) Statutory Liabilities	31.46	-
(B) Director Remuneration-Payable	1.24	-
(C) Auditor's Payable	0.25	-
(D) Security Recived Rent	0.20	-
(E) Statutory Dues Payable	106.08	-
(F) Other Expenses payable	322.35	-
(G) Statutory Dues Payable	4000.00	-
(H) Creditor For Expenses	8.16	-
(I) Payable to Employee	2.21	-
Total	4471.95	-

2.9 SHORT TERM PROVISIONS

	As at March 31 2025	As at March 31 2024
-Provision for Income Tax	2.26	-
-Provision for Employee Benefits	0.01	-
-Provision for Gratuity (Unfunded)	4.30	-
-Other Provision	9.13	-
Total	15.70	-



KANODIA REALITY PRIVATE LIMITED
CIN- U72501UP2018PTC103047
A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301

2. NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025

2.20 REVENUE FROM OPERATIONS

(Amounts in Lakhs)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Revenue From Operation	562.81	-
Total	562.81	-

2.21 OTHER INCOME

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Interst On Security from electricity Department	0.46	-
Rebate On Electricity	0.55	-
Intt. On Income Tax Refund	0.00	-
Provision w/o	0.91	-
Intt. On FD	57.93	-
Intt. Income - White Knights	2.93	-
Total	62.78	-

2.22 PURCHASE OF STOCK IN TRADE

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Meterial Consumed	-	-
Total	-	-

2.23 Changes in inventories of Stock-in Trade

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Closing stock at end of the year	-	-
Less: Opening stock at beginning of the year	-	-
Total	-	-

2.24 EMPLOYEE BENEFIT EXPENSES

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Director Remuneration	18.00	-
Employee Benefit	13.48	-
Staff Welfare	6.29	-
Salaries wages, Bonus & Other Allowance	305.35	-
Contribution to PF	0.14	-
Gratuity & Compensated	10.47	-
Total	353.73	-

2.25 Finance Cost

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Bank Charges	0.03	-
Interest on Loan To Body Corporate	42.30	-
Intt. On Unsecured Loan	61.41	-
Intt. On Borrowing	1661.77	-
Intt. On delay in Payment of Taxes	2.67	-
Total	1768.18	-



2.26 OTHER EXPENSES

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
(A) Consultancy & professional fees:	248.15	-
(B) Auditors Remuneration	1.85	-
(C) IT Expenses	5.83	-
(D) Rates & Taxes :	5.17	-
(E) Rents & Rates :	133.89	-
(F) Repairs & Maintenances Charges	12.69	-
(G) General Conctruction Exp.	125.46	-
(H) Printing & Stationery	1.66	-
(I) Utility Exp.:	65.27	-
(J) Tour & travelling Exp.	13.51	-
(K) Books & periodicals	0.16	-
(L) Licence Fee and Subscription	7.36	-
(N) Brokerage Charges	0.24	-
(M) Misc. Expenses	4.29	-
(O) Property Tax	0.11	-
(P) Business Promotion	0.92	-
(Q) Conveyance Expenses	0.02	-
(R) Marketing Expenses	0.63	-
(S) Electricity and water	0.40	-
(T) Business Promotion	17.58	-
(U) Communication, broadband and internet expenses	1.56	-
(V) Office expenses	6.84	-
(W) Management Fee	3.54	-
(X) Advertisement & Marketing	61.68	-
(Y) Miscellaneous expenses	2.16	-
Total	718.82	-

