MOHAN GUPTA & COMPANY
CHARTERED ACCOUNTANTS

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Independent Auditor's Report

To the Members of M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED (*"the Company"*)** which comprises the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, the **Profit,** total comprehensive **Income**, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing 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 ('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 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 Director Report, but does not include the financial statements and our auditor's report thereon. The Director Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will 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 identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Director Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditor's Responsibilities Relating to Other Information".

Responsibility of Management and Those Charged with Governance for the Financial Statements



The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance 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 implementation and maintenance of 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility 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 standalone 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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



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 standalone 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

1. As required by Section 143(3) of the Act, we report that:
   a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
   b. In our opinion, proper books of account as required by law have been kept by the Company.
   c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
   d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
   e. On the basis of the written representations received from the directors as on 31st March, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.
   f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure A"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the company's internal financial controls over financial reporting.
   g. With respect to the matters to be included in the Auditor's Report in accordance with the requirements of the section 197(16) of the Act, as amended:
   h. 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.
   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:

      i) The Company does not have any pending litigations which would impact its financial position.
      ii) As informed to us, the company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
      iii) As informed to us, the company has no amount for transferring to the Investor Education and Protection Fund by the Company.
      iv) (a) The respective Managements of the Company and its subsidiaries which are companies incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their knowledge and belief, 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 or any of such subsidiaries to or in any other person or entity, including foreign entity ("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 or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
      (b) The respective Managements of the Company and its subsidiaries which are companies incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company or any of such subsidiaries from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company or any of such subsidiaries 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 that have been considered reasonable and appropriate in the circumstances performed by us on the Company and its subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act, 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 provided under (a) and (b) above, contain any material misstatement.

v) With respect to Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014:
The Company has maintained its books of account using accounting software which has a feature of recording audit trail (edit log) facility. The audit trail feature has been operated throughout the year for all transactions recorded in the software, and the audit trail has not been tampered with. The audit trail has been preserved by the Company as per the statutory.

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the **Annexure-B** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

For Mohan Gupta& Company
Chartered Accountants
FRN: 006519N

MOHAN GUPTA & COMPANY FRN 006519N New Delhi Chartered Accountants

CA Himanshu Gupta
Partner
Place: New Delhi
M. No.527863
Date: 21 May 2026
UDIN: 26527863OZLVEA5155

M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED
Annexure - A to the Auditors' Report

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED** ("the Company") as of 31 March 2026 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to



future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Mohan Gupta& Company
Chartered Accountants
FRN: 006519N





CA Himanshu Gupta
Partner
M. No.527863
Place: New Delhi
Date: 21 May 2026
UDIN: 26527863OZLVEA5155

M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED

Annexure-B to the Independent Auditors' Report

The Annexure referred to in our Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2026. To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

I) In respect of the Company's Property, Plant and Equipment and Intangible Assets.

a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.
(B) The Company has maintained proper records showing full particulars of intangible assets.

b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programmed of physical verification of its property, plant and equipment by which all Property, plant and equipment are verified in a phased manner over a period of three years. In accordance with this programmed, certain Property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the title deeds of immovable properties (other than properties where the company is the lessee, and the lease agreements are duly executed in favor of the lessee) disclosed in the standalone financial statements are held in the name of the Company.

d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible.

e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

II) (A) The Company does not have any inventory and hence reporting under clause 3(ii)(a) of the Order is not applicable.

(B) The Company has not been sanctioned working capital limits in excess of Rs.5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

III) The Company has made investments in, companies, firms, Limited Liability Partnerships, provided any guarantee or security and granted unsecured loans to other parties, during the year, in respect of which:

a) The Company has provided the guarantee, to firms, limited liability partnerships or any other parties during the year.

(A) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has granted any loans or advances and guarantees or security to subsidiaries, joint ventures and associates. Details given below:

S. No.	Particulars	Aggregate Amount of loan during the year	Outstanding Balance at the end of the year
1	Corporate Guarantee to Associates	Rs. 74 Crore	Rs. 403.64 Crore

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(B) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has not granted any loans or advances and guarantees or security to other than subsidiaries, joint ventures and associates. Therefore, reporting under clause 3(iii)(a)(B) of the order is not applicable.

b) In our opinion, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest

c) Since the company has not granted any loans, hence, reporting under clause 3(iii)(c) of the Order is not applicable.

d) Since the company has not granted any loans, hence, reporting under clause 3(iii)(d) of the Order is not applicable.

e) Since the company has not granted any loans, hence, reporting under clause 3(iii)(e) of the Order is not applicable.

f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) is not applicable.

IV) The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.

V) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

VI) The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.

VII) In respect of statutory dues:

a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2026 for a period of more than six months from the date they became payable. Except as under: NIL

b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2026 on account of disputes are given below:

Nature of Statue	Nature of Dues	Forum where Dispute is pending	Period to which amounts relate	Amount
----------NIL----------				

VIII) 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) In respect of the borrowings:

a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

c) On the basis of examination of the financial statement, the company has applied for the term loans for the purpose for which the loans were obtained.

d) On an overall examination of the financial statements of the Company, funds raised on a short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

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e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.

f) The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies and hence reporting on clause 3(ix)(f) of the Order is not applicable.

X) In respect of the funds raised

a) The Company has not raised money by way of an initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

XI)

a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
c) We have taken into consideration the whistleblower complaints received by the company during the year (and up to the date of this report), while determining the nature, timing, and extent of the audit procedure.

XII) The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.

XIII) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

XIV)

a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
b) We have considered the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

XV) In our opinion during the year the Company has not entered into any non-cash transactions with its directors or people connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

XVI)

a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.Hence, reporting under clause 3(xvi)(a) of the Order is not applicable.
b) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.Hence, reporting under clause 3(xvi)(b) of the Order is not applicable.
c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
d) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

XVII) The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.

XVIII) There has been no resignation of the statutory auditors of the Company during the year.

XIX) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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 indicating 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.

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XX)

a) Since section 135 of the Companies Act, 2013 does not apply to the company. Therefore, reporting under clause 3(XX)(a) is not applicable.

b) Since section 135 of the Companies Act, 2013 does not apply to the company. Therefore, reporting under clause 3(XX)(b) is not applicable.

For Mohan Gupta& Company
Chartered Accountants
FRN: 006519N



CA Himanshu Gupta
Partner
M. No.527863
Place: New Delhi
Date:21 May 2026
UDIN: 26527863OZLVEA5155

Reporting Entity

North Square Projects Private Limited ('the Company') is a company domiciled in India, with its registered office situated at F-33/3, Phase II Okhla Industrial Area, New Delhi-110020. The Company was incorporated in India on August 6, 2012. The Company is involved in the business of providing real estate services.

1. Basis of preparation

(i) Statement of compliance with Indian Accounting Standards:

These Ind AS financial statements ("the Financial Statements") have been prepared in accordance with the Indian Accounting Standards ('Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies for all the periods presented in these financial statements.

The financial statements for the year ended March 31, 2026, are financial statements which has been prepared in accordance with Ind AS.

The financial statements for the year ended March 31, 2026, were authorised and approved for issue by the Board of Directors on May 21, 2026.

The significant accounting policies adopted for preparation and presentation of these financial statement are included in Note 2. These policies have been applied consistently applied to all the financial year presented in the financial statements except where newly issues accounting standard is initially adopted or revision to the existing accounting standard requires a change in the accounting policy hitherto in use.

The Balance Sheet, the Statement of Changes in Equity, the Statement of Profit and Loss and disclosures are presented in the format prescribed under Division II of Revised Schedule III of the companies Act, as amended from time to time that are required to comply with Ind AS. The Statement of Cash Flows has been presented as per the requirements of Ind AS 7 Statement of Cash Flow.

The financial statements have been prepared under the historical cost convention and accrual basis, except for certain financial assets and liabilities, defined benefit-plan liabilities and share-based payments being measured at fair value

(ii) Current and non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Act.

(iii) Functional and presentation currency

These financial statements are presented in Indian Rupees (₹), which is also the Company's functional currency. All amounts have been rounded-off to the nearest lacs, unless otherwise indicated.

(iv) Basis of measurement

The financial statements have been prepared on the historical cost basis except for the following items:

Items	Measurement basis
Certain financial assets and liabilities	Fair value
Net defined benefit (asset)/ liability	Fair value of plan assets less present value of defined benefit obligations

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(v) Use of estimates and judgements

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures. Actual results may differ from these estimates.

Significant management judgements

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

Business model assessment - The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and accordingly prospective change to the classification of those assets are made.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Classification of leases – Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to the Company's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances. After considering current and future economic conditions, the Company has concluded that no changes are required to lease period relating to the existing lease contract.

Expected credit loss (ECL) – The measurement of expected credit loss allowance for financial assets measured at amortised cost requires use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. likelihood of customers defaulting and resulting losses). The Company makes significant judgements regarding the following while assessing expected credit loss:

- Determining criteria for significant increase in credit risk;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

Provisions – At each balance sheet date, based on the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Significant estimates

Useful lives of depreciable/amortisable assets – Management reviews its estimate of useful lives, residual values and method of depreciation of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on several underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary

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increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

2. Summary of significant accounting policies

(i) Cash and cash equivalents

Cash and cash equivalents consist of cash, bank balances in current and short term highly liquid investments that are readily convertible to cash with original maturities of three months or less at the time of purchase.

(ii) Provisions, contingent liabilities and contingent assets

Provisions are recognised only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

•Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

•Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

(iii) Property, plant and equipment

Recognition and initial measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repair and maintenance costs are recognised in statement of profit and loss.

Subsequent measurement (depreciation method, useful lives and residual value)

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment is provided on the straight-line method over the useful life of the assets as prescribed under Part 'C' of Schedule II of the Companies Act, 2013.

Asset class	Useful life
Building	60 years
Plant and machinery	5-15 years
Office equipment	5 years
Computer equipment	3 years

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Furniture and fixtures	10 years
Vehicles	8-10 years

Depreciation is calculated on pro rata basis from the date on which the asset is ready for use or till the date the asset is sold or disposed.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in the statement of profit and loss, when the asset is de-recognised.

Capital work-in-progress
Capital work-in-progress are carried at cost, comprising direct cost and related incidental expenses to acquire property, plant and equipment. Assets which are not ready for intended use are also shown under capital work-in-progress.

(iv) Intangible assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price including license fees paid, import duties and other taxes (other than those subsequently recoverable from taxation authorities), borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Subsequent measurement (amortisation method, useful lives and residual value)

Intangible assets are amortised over a period of applicable years from the date when the assets are available for use. The estimated useful life (amortisation period) of the intangible assets is arrived basis the expected pattern of consumption of economic benefits and is reviewed at the end of each financial year and the amortisation period is revised to reflect the changed pattern, if any.

Investment Property
Property that is held to earn rentals and for capital appreciation. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognized. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16`s requirements for cost model.

(v) Revenue recognition
Revenue is measured based on the transaction price, which is the consideration, adjusted for volume discounts, service level credits, performance bonuses, price concessions and incentives, if any, as specified in the contract with the customer.

Revenue from commission
Revenue in respect of commissions received is recognised in profit and loss over the period of contract in proportion to the stage of completion of the services at the reporting date. The stage of completion is assessed as per the terms of the agreement. Fee is recorded at invoice value, net of discounts and taxes, if any.

Revenue from related parties is recognised based on transaction price which is at arm's length.

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The Company does not disaggregate its revenue from contracts with customers into verticals/segments.

Interest income
Interest income is recognised on time proportion basis considering the amount outstanding and the rate applicable.

Rental income
Rental income is recognised on accrual basis.

Other revenue

In respect of other heads of income, the Company follows the practice of recognising income on accrual basis.

(vi) Expenses

Expenses are recognised on accrual basis and provisions are made for all known losses and liabilities. Expenses incurred on behalf of other companies, in India, for sharing personnel, common services and facilities like premises, telephones, etc. are allocated to them at cost and reduced from respective expenses.
Similarly, expenses allocation received from other companies is included within respective expense classifications.

(vii) Borrowing costs

Borrowing costs that are directly attributable to the acquisition and/or construction of a qualifying asset, till the time such qualifying assets become ready for its intended use, are capitalised. Borrowing cots consists of interest and other cost that the Company incurred in connection with the borrowing of funds. A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred basis the effective interest rate method.

(viii) Taxation

Tax expense recognised in Statement of Profit and Loss comprises the sum of deferred tax and current tax except to the extent it recognised in other comprehensive income or directly in equity.

Current tax comprises the tax payable or receivable on taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. Current tax is computed in accordance with relevant tax regulations. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received after considering uncertainty related to income taxes, if any. Current tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Minimum alternate tax ('MAT') credit entitlement is recognised as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognised as an asset, the said asset is created by way of a credit to the Statement of Profit and Loss and shown as MAT credit entitlement. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets are recognised on unused tax loss, unused tax credits and deductible temporary differences to the extent it is probable that the future taxable profits will be available against which they can be used. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date to recover or settle the carrying amount of its assets and liabilities. Deferred tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

(ix) Employee benefits

Short-term employee benefits

Short-term employee benefits including salaries, short term compensated absences (such as a paid annual leave) where the absences are expected to occur within twelve months after the end of the period in which the employees render the related service, profit sharing and bonuses payable within twelve months after the end of the period in which the employees render the related services and non-monetary benefits for current employees are estimated and measured on an undiscounted basis.

Post-employment benefit plans are classified into defined benefits plans and defined contribution plans as under:

Defined contribution plans

The Company has a defined contribution plans namely provident fund, pension fund and employees state insurance scheme. The contribution made by the Company in respect of these plans are charged to the Statement of Profit and Loss.

Defined benefit plans

The Company has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. Under the defined benefit plans, the amount that an employee will receive on retirement is defined by reference to the employee's length of service and last drawn salary. The legal obligation for any benefits remains with the Company, even if plan assets for funding the defined benefit plan have been set aside. The liability recognised in the statement of financial position for defined benefit plans is the present value of the Defined Benefit Obligation (DBO) at the reporting date less the fair value of plan assets. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

Other long-term employee benefits

The Company also provides the benefit of compensated absences to its employees which are in the nature of long-term employee benefit plans. Liability in respect of compensated absences becoming due and expected to avail after one year from the Balance Sheet date is estimated in the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience and changes in actuarial assumptions are charged to Statement of Profit and Loss in the year in which such gains or losses are determined.

(x) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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For the purpose of calculating diluted earnings per share, the net profit or loss (interest and other finance cost associated) for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(xi) Foreign currency

Transactions and balances
Foreign currency transactions are translated into the functional currency, by applying the exchange rates on the foreign currency amounts at the date of the transaction. Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognised in the Statement of Profit and Loss in the year in which they arise.

(xii) Impairment of assets

a) Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. Recoverable amount is higher of an asset's net selling price and its value in use. If such recoverable amount of the asset, or the recoverable amount of the cash generating unit to which the asset belongs, is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the reporting date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed, and the asset is reflected at the recoverable amount.

Compensation for impairment
Compensation from third parties for items of property, plant and equipment that were impaired, lost or given up are recognised in statement of profit and loss when the compensation becomes receivable.

b) Impairment of financial assets

Loan assets

The Company follows a 'three-stage' model for impairment based on changes in credit quality since initial recognition as summarised below:

- **Stage 1** (1-30 days) includes loan assets that have not had a significant increase in credit risk since initial recognition or that have low credit risk at the reporting date.
- **Stage 2** (31-60 days) includes loan assets that have had a significant increase in credit risk since initial recognition but that do not have objective evidence of impairment.
- **Stage 3** (more than 90 days) includes loan assets that have objective evidence of impairment at the reporting date.

The Expected Credit Loss (ECL) is measured at 12-month ECL for Stage 1 loan assets and at lifetime ECL for Stage 2 and Stage 3 loan assets. ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default, defined as follows:

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Probability of Default (PD) - The PD represents the likelihood of a borrower defaulting on its financial obligation, either over the next 12 months (12 months PD), or over the remaining lifetime (Lifetime PD) of the obligation.

Loss Given Default (LGD) – LGD represents the Company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and preference of claim and availability of collateral or other credit support.

Exposure at Default (EAD) – EAD is based on the amounts the Company expects to be owed at the time of default.

Forward-looking economic information (including management overlay) is included in determining the 12-month and lifetime PD, EAD and LGD. The assumptions underlying the expected credit loss are monitored and reviewed on an ongoing basis.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of trade receivables.

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

Write-offs

Financial assets are written off either partially or in their entirety to the extent that there is no realistic prospect of recovery. Any subsequent recoveries are credited to impairment on financial instrument on statement of profit and loss.

(xiii) Financial instruments

A Financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs. Subsequent measurement of financial assets and financial liabilities is described below.

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Non-derivative financial assets

Subsequent measurement

i. **Financial assets carried at amortised cost** – a financial asset is measured at the amortised cost if both the following conditions are met:

◦ The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
◦ Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by considering any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the Statement of Profit and Loss.

ii. **Investments in equity instruments** – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

De-recognition of financial assets
Financial assets (or where applicable, a part of financial asset or part of a group of similar financial assets) are de-recognised (i.e. removed from the Company's balance sheet) when the contractual rights to receive the cash flows from the financial asset have expired, or when the financial asset and substantially all the risks and rewards are transferred. Further, if the Company has not retained control, it shall also de-recognise the financial asset and recognise separately as assets or liabilities any rights and obligations created or retained in the transfer.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

First loss default guarantee

First loss default guarantee contracts are contracts that require the Company to make specified payments to reimburse the bank and financial institution for a loss it incurs because a specified debtor fails to make payments when due, in accordance with the terms of an agreement. Such financial guarantees are given to banks and financial institutions, for whom the Company acts as 'Business Correspondent'.

These contracts are initially measured at fair value and subsequently measure at higher of:

◦ The amount of loss allowance (calculated as described in policy for impairment of financial assets)
◦ Maximum amount payable as on the reporting date to the respective bank/financial institution which is based on the amount of loans overdue for more than 75-90 days in respect to agreements with banks and financial institutions.

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Further, the maximum liability is restricted to the cash outflow agreed in the agreement.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(xiv) Leases

Company as a lessee

The Company's lease asset classes primarily consist of leases for land and buildings. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

(i) the contract involves the use of an identified asset
(ii) the Company has substantially all the economic benefits from use of the asset through the period of the lease and
(iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use (ROU) asset and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of 12 months or less (short-term leases) and low value leases. For these short-term and low-value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements include the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The ROU assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

ROU assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. ROU assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related ROU asset if the Company changes its assessment of whether it will exercise an extension or a termination option.

Lease liability and ROU assets have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

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The Company as a lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the ROU asset arising from the head lease.
For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease.

(xv) Operating segments

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the Company), whose operating results are regularly reviewed by the Company's chief operating decision maker (CODM) to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available. Operating segments of the Company are reported in a manner consistent with the internal reporting provided to the CODM.

2.3 New standards or amendments to the existing standards and other pronouncements:

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. As on 31st March 2026, there is no new standard notified or amendment to any of the existing standards under Companies (Indian Accounting Standards) Rules, 2015.

MOHAN GUPTA & COMPANY FRN 006519N New Delhi Chartered Accountants

North Square Projects Private Limited (CIN- U45200DL2012PTC239856)
Balance Sheet as at 31 March , 2026
(All amounts are in Rupees In Lac unless otherwise stated)

	Note	As at March 31, 2026	As at March 31, 2025
Assets			
Non-current assets			
Property, plant and equipment	3	63.50	63.50
Investment property	4	23.41	23.86
Financial assets			
Investments	5	1,451.26	1,451.22
Other financial assets	6	785.96	747.96
Deferred tax assets (net)	7	1.40	1.17
		2,325.53	**2,287.71**
Current assets			
Financial assets			
Cash and cash equivalents	8	3.57	1.66
Other financial assets	9	0.06	2.75
Other current assets	10	0.10	0.10
		3.73	**4.51**
Total Assets		**2,329.26**	**2,292.22**
Equity and liabilities			
Equity			
Share capital	11	2,212.50	2,212.50
Other equity	12	88.42	58.87
Total equity		**2,300.92**	**2,271.37**
Current liabilities			
Financial liabilities			
Borrowings	13	18.50	10.50
Other financial liabilities	14	3.50	2.66
Other current liabilities	15	0.15	2.75
Provisions	16	0.49	-
Current tax laibilities	17	5.70	4.94
Total current liabilities		**28.34**	**20.85**
Total liabilities		**28.34**	**20.85**
Total Equity and liabilities		**2,329.26**	**2,292.22**
Summary of significant accounting policies	1 & 2		

The accompanying notes form an integral part of these financial statements.
As Per our report of even date.

For **Mohan Gupta & Company**
Chartered Accountants
Firm Registration No. 002638N

Himanshu Gupta
Partner
Membership No.: 527863
UDIN - 26527863OZLVEA5155
Place: Delhi
Date: 21th May 2026

For and on behalf of the Board of Directors of
North Square Projects Private Limited

Lokesh Bahri
Director
DIN: 06978849

Purusottam Mishra
Director
DIN: 02297242

Shruti Aggarwal
Company Secretary
Membership No.
ACS42524

North Square Projects Private Limited (CIN- U45200DL2012PTC239856)
Statement of Profit and Loss for the year ended March 31, 2026
(All amounts are in Rupees In Lac unless otherwise stated)

	Note	For the year ended March 31, 2026	For the year ended March 31, 2025
Revenue			
Revenue from operations	18	3.37	3.21
Other income	19	42.26	41.46
Total revenue		**45.63**	**44.68**
Expenses			
Employee benefit expenses	20	3.56	4.60
Finance costs	21	0.95	0.45
Depreciation expense	22	0.45	0.47
Other expenses	23	0.93	2.63
Total expenses		**5.89**	**8.15**
Profit/(Loss) before tax and exceptional items		**39.74**	**36.53**
Exceptional items		-	-
Profit/(Loss) before tax		**39.74**	**36.53**
Tax expense			
a) Current tax	31	9.98	9.31
b) Deferred tax	31	-0.23	0.04
c) Tax for earlier years	31	0.44	-0.46
		10.20	**8.89**
Profit after tax		**29.54**	**27.64**
Other comprehensive income			
Items that will not be reclassified to statement of profit and loss			
- Remeasurement of defined benefit plans	31	-	-
- Income tax relating to these items	31	-	-
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income		**29.54**	**27.64**
Earnings per equity share (in Rs.):			
Nominal value of Rs. 10 each (Previous year Rs. 10 each)			
-Basic & Diluted earning per share	24	0.13	0.12
Summary of significant accounting policies	1 & 2		

The accompanying notes form an integral part of these financial statements.
As Per our report of even date.

For **Mohan Gupta & Company**
Chartered Accountants
Firm Registration No. 002638N

Himanshu Gupta
Partner
Membership No.: 527863
UDIN - 26527863OZLVEA5155
Place: Delhi
Date: 21th May 2026

For and on behalf of the Board of Directors of
North Square Projects Private Limited

Lokesh Bahri
Director
DIN: 06978849

Purusottam Mishra
Director
DIN: 02297242

Shruti Aggarwal
Company Secretary
Membership No. ACS42524

North Square Projects Private Limited (CIN- U45200DL2012PTC239856)
Statement of Changes in Equity for the year ended March 31, 2026
(All amounts are in Rupees In Lac unless otherwise stated)

A. Equity Share capital

Balance as at April 1, 2024	2,212.50
Changes In Equity Share Capital due to prior period errors	-
Restated balance at the beginning of previous reporting period	2,212.50
Change in equity share capital during 2024-25	-
Balance as at March 31, 2025	2,212.50
Changes In Equity Share Capital due to prior period errors	-
Restated balance at the beginning of current reporting period	2,212.50
Change in equity share capital during 2025-26	-
Balance as at March 31, 2026	2,212.50

B. Other Equity

Particulars	Attributable to owners of the company		Total
	Reserves & Surplus		
	Retained earnings	Remeasurement of defined benefit plans	
Balance as at April 1, 2024	30.76	0.02	30.78
Changes in prior period errors	-	-	-
Restated balance at the beginning of previous reporting period	30.76	0.02	30.78
Profit for the year	27.64	-	27.64
Other comprehensive income	-	-	-
Addtion / Adjustments during the year	0.45	-	0.45
Balance as at April 1, 2025	58.85	0.02	58.87
Changes in prior period errors	-	-	-
Restated balance at the beginning of previous reporting period	58.85	0.02	58.87
Profit for the year	29.54	-	29.54
Other comprehensive income	-	-	-
Addtion / Adjustments during the year	-	-	-
Balance as at March 31, 2026	88.40	0.02	88.42

The accompanying notes form an integral part of these financial statements.

As Per our report of even date.

For **Mohan Gupta & Company**
Chartered Accountants
Firm Registration No. 002638N

MOHAN GUPTA & COMPANY FRN 006519N New Delhi Chartered Accountants

Himanshu Gupta
Partner
Membership No.: 527863
UDIN - 26527863OZLVEA5155

Place: Delhi
Date: 21th May 2026

For and on behalf of the Board of Directors of
North Square Projects Private Limited

Lokesh Bahri	**Purusottam Mishra**	**Shruti Aggarwal**
Director	Director	Company Secretary
DIN: 06978849	DIN: 02297242	Membership No. ACS42524

North Square Projects Private Limited (CIN- U45200DL2012PTC239856)
Statement of Cash Flows for the year ended March 31, 2025
(All amounts are in Rupees in Lac unless otherwise stated)

		For the year ended March 31, 2026	For the year ended March 31, 2025
A	**Cash flow from operating activities**		
	Profit before tax	39.74	36.53
	Adjustments for:		
	Depreciation and amortisation expense	0.45	0.47
	Prior Period items	-	0.45
	Interest income on Fixed deposit and Financials assets measured at amortised cost	(42.22)	(40.52)
	Provisions written back	-	(0.10)
	Finance costs	0.95	0.45
	Operating profit before working capital changes	**(1.08)**	**(2.72)**
	Movement in working capital		
	(Increase) in investments	(0.04)	(0.22)
	Decrease/(increase) in other financial assets	2.69	50.80
	Decrease/(increase) in other non-financial assets	(38.00)	(36.47)
	Decrease/(increase) in other current assets	(0.00)	0.13
	Increase/(decrease) in other financial liablity	0.84	(9.75)
	Increase/(decrease) in provisions	0.49	(0.52)
	Increase/(decrease) in current liability	(2.59)	(51.57)
	Cash generated from/ (used in) operations	**(37.69)**	**(50.32)**
	Less: Income Tax Paid (net of refunds)	(9.67)	(0.56)
	Net cash inflow from/ (used in) operating activities (A)	**(47.36)**	**(50.88)**
B	**Cash flows from investing activities**		
	Payments for property, plant and equipment and intangible assets	(0.45)	(0.00)
	Proceeds from sale of property, plant and equipment and intangible assets		-
	Sale / Purchase of investment property	0.45	
	Interest received	42.22	40.52
	Net cash inflow from/ (used in) investing activities (B)	**42.22**	**40.52**
C	**Cash flows from financing activities**		
	Finance cost	(0.95)	(0.45)
	Proceeds from borrowings (net)	8.00	10.00
	Proceeds from issue of capital	-	-
	Net cash inflow from/ (used in) financing activities (C)	**7.05**	**9.55**
	Net increase (decrease) in cash and cash equivalents (A+B+C)	**1.91**	**-0.81**
	Cash and cash equivalents at the beginning of the year	1.66	2.47
	Cash and cash equivalents at the end of the year	**3.57**	**1.66**

MOHAN GUPTA & COMPANY FRN 006519N New Delhi Chartered Accountants

P. Mishra

North Square Projects Private Limited (CIN- U45200DL2012PTC239856)
Statement of Cash Flows for the year ended March 31, 2025
(All amounts are in Rupees In Lac unless otherwise stated)

Notes to statement of cash flows

(i) Components of cash and bank balances (refer note 8)

Cash and cash equivalents		
- Cash in hand	0.66	0.66
- Balances with banks in current account	2.90	1.00
Cash and bank balances at end of the year	**3.57**	**1.66**

(ii) There are no reconciliation items between the opening and closing balances in the balance sheet for liabilities arising from financing activities.

(iii) The above Cash Flow Statement has been prepared in accordance with the "Indirect Method" as set out in the Ind AS - 7 on "Cash Flow Statements" specified under Section 133 of the Companies Act, 2013, as applicable.

(iv) The above statement of cash flows should be read in conjuction with the accompanying notes 1 to 34.

The accompanying notes form an integral part of these financial statements.

As Per our report of even date.

For **Mohan Gupta & Company**
Chartered Accountants
Firm Registration No. 002638N

MOHAN GUPTA & COMPANY FRN 002638N New Delhi Chartered Accountants

Himanshu Gupta
Partner
Membership No.: 527863
UDIN - 26527863OZLVEA5155

Place: Delhi
Date: 21th May 2026

For and on behalf of the Board of Directors of
North Square Projects Private Limited

Lokesh Bahri
Director
DIN: 06978849

Purusottam Mishra
Director
DIN: 02297242

Shruti Aggarwal
Company Secretary
Membership No.
ACS42524

3 Tangible assets

Current year

Description	Gross block (at cost)					Accumulated depreciation					Net block
	As at April 1, 2025	Adjustments	Additions during the year	Disposal/ Adjustment	As at March 31, 2026	As at April 1, 2025	For the year	Adjustments	Disposal/ Adjustment	As at March 31, 2026	As at March 31, 2026
Land	63.36	-	-	-	63.36	-	-	-		-	63.36
Office equipment	0.13	-	-	-	0.13	0.12	-	-	-	0.12	0.01
Furniture	0.26		-		0.26	0.14	-	-	-	0.14	0.12
Total	**63.75**	**-**	**-**	**-**	**63.75**	**0.26**	**-**	**-**	**-**	**0.26**	**63.50**

Previous year

Description	Gross block (at cost)					Accumulated depreciation					Net block
	As at April 1, 2024	Adjustments	Additions during the year	Disposal/ Adjustment	As at March 31, 2025	As at April 1, 2024	For the year	Adjustments	Disposal/ Adjustment	As at March 31, 2025	As at March 31, 2025
Land	63.36	-	-	-	63.36	-	-	-		-	63.36
Office equipment	0.13	-	-	-	0.13	0.12	-	-	-	0.12	0.01
Furniture	0.26		-		0.26	0.12	0.02	-	-	0.14	0.12
Total	**63.75**	**-**	**-**	**-**	**63.75**	**0.24**	**0.02**	**-**	**-**	**0.26**	**63.50**

Footnotes:

(i). The Company has not carried out any revaluation of property, plant and equipment for the year ended March 31, 2026 and March 31, 2025.

(ii). There are no impairment losses recognised during the year.

(iii). There are no exchange differences adjusted in Property, Plant & Equipment.

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4 Investment property

	As at March 31, 2026	As at March 31, 2025
A. Reconciliation of carrying amount		
Cost or deemed cost		
Opening balance	23.86	24.32
Additions / Deletion during the year		
Depreciation charged during the year	(0.45)	(0.45)
Total carrying amount	**23.41**	**23.86**

B. Amounts recognised the the Statement of profit and loss

	As at March 31, 2026	As at March 31, 2025
Rental income	3.37	3.21
Gain on disposal of property	-	-
Profit from investment properties before depreciation	**3.37**	**3.21**
Depreciation expense	(0.45)	(0.45)
Profit from investment property	**2.92**	**2.76**

C. Measurement of fair value

	As at March 31, 2026	As at March 31, 2025
Investment property	51.60	51.60
	51.60	**51.60**

D. Estimation of fair values

The Company obtains independent valuations for each of its investment property by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued.

Fair market value is the amount expressed in terms of money that may be reasonably be expected to be exchanged between a willing buyer and a willing seller, with equity or both. The valuation by the valuer assumes that Company shall continue to operate and run the assets to have economic utility.

Valuation technique:

Under the market comparable method (or market comparable approach), a property's fair value is estimated based on comparable transactions.The market comparable approach is based upon the principle of substitution under which a potential buyer will not pay more for the property than it will cost to buy a comparable substitute property. In theory, the best comparable sale would be an exact duplicate of the subject property and would indicate, by the known selling price of the duplicate, the price for which the subject property could be sold. The unit of comparison applied by the Company is the price per square metre (sqm).

Fair value hierarchy:

The fair value measurement for the investment property has been categorised as a Level 2 fair value based on the inputs to the valuation technique used.

The valuation techniques and the inputs used in the fair value measurement categorised within Level 2 of the fair value hierarchy is as follows:

Valuation technique

Market method

Investment property consists of one flat in Coimbatore. During financial year 2025-26, the company has revalued the investment property at fair value for disclosure purpose and is based on the valuation by a registered valuer as defined under Rule 2 of Companies (Registered Valuers and Valuation) Rules , 2017.

Title Deeds of Investment properties are in name of the Company.

5 Investments

	As at March 31, 2026	As at March 31, 2025
In equity instruments of Associate Enterprises		
Unquoted, at cost		
Premier Green Innovations Private Limited (Formerly known as Premier Alcobev Private Limited) (1,44,91,011 (PY 1,44,91,011) equity shares of Rs. 10 fully paid up)	1,451.00	1,451.00
Total (A)	**1,451.00**	**1,451.00**
In equity instruments (Quoted) (At fair value through profit or loss)		
Lloyds Enterprises Limited	0.26	0.22
Total (B)	**0.26**	**0.22**
Total (A+B)	**1,451.26**	**1,451.22**
Out of the above		
In India	1,451.26	1,451.22
Outside India	-	-

6 Other non-current financial assets

	As at March 31, 2026	As at March 31, 2025
Term Deposits	663.28	663.28
Interest accrued on fixed deposits	122.68	84.69
	785.96	**747.96**

*Collateral given to State Bank of India against the loan taken by Premier Green Innovations Private Limited, associate of the Company.

7 Deferred tax assets (net)

	As at March 31, 2026	As at March 31, 2025
Deferred tax assets (refer note 31)	1.40	1.17
	1.40	**1.17**

8 Cash and cash equivalents

	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents		
Cash on hand	0.66	0.66
Bank balances		
Current accounts	2.90	1.00
	3.57	**1.66**

9 Other current financial assets

	As at March 31, 2026	As at March 31, 2025
Recoverable from related parties	-	2.75
Recoverable from others	0.06	-
	0.06	**2.75**

10 Other current assets

	As at March 31, 2026	As at March 31, 2025
Balance with government authorities	0.10	0.10
	0.10	**0.10**

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11 Share capital

	As at March 31, 2026	As at March 31, 2025
Equity shares		
Authorised share capital		
2,30,00,000 (March 31, 2025: 2,30,00,000) equity shares of Rs. 10 each	2,300.00	2,300.00
Add: Share issued during the year	-	-
	2,300.00	**2,300.00**
Issued, subscribed and fully paid-up		
2,21,25,000 (March 31, 2025: 2,21,25,000) equity shares of Rs. 10 each fully paid up	2,212.50	2,212.50
Add: Share issued during the year	-	-
	2,212.50	**2,212.50**

a). Terms and rights attached to equity shares

Voting

Each holder of equity shares is entitled to one vote per share held.

Dividends

The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in ensuing Annual General Meeting except in the case where interim dividend is distributed.

During the year ended March 31, 2026, the company has recorded per share dividend of Rs. Nil (previous year Nil) to its equity holders.

Liquidation

In the event of liquidation of the Company, the holders of equity shares shall be entitled to receive all of the remaining assets of the Company, after distribution of all preferential amounts, if any.

Such distribution amounts will be in proportion to the number of equity shares held by the shareholders.

b). Reconciliation of number of shares outstanding at the beginning and end of the year :

	As at March 31, 2026		As at March 31, 2025	
	No. of shares	Amount	No. of shares	Amount
At the beginning of year	2,21,25,000	2,212.50	2,21,25,000	2,212.50
Add: Share issued during the year	-	-	-	-
Outstanding at the end of the year	**2,21,25,000**	**2,212.50**	**2,21,25,000**	**2,212.50**

c). Details of sharehlders holding more than 5% of the company

	As atMarch 31, 2026		As atMarch 31, 2025	
	No. of shares	% Holding	No. of shares	% Holding
Almondz Global Securities Limited	2,21,25,000	100%	2,21,25,000	100%
	2,21,25,000	**100%**	**2,21,25,000**	**100%**

d). There were no shares issued for consideration other than cash during the period of five years immediately preceding the reporting date.

e). No class of shares have been bought back by the Company during the period of five years immediately preceding the reporting date.

Details of Shareholding of Promoters

Shares held by promoters on 31 March 2026

S. No	Promoter name	No. of Shares	%of total shares	% Change during the year
1	Almondz Global Securities Limited	2,21,25,000	100%	0%

Promoter here means promoter as defined in the Companies Act, 2013.

Shares held by promoters on 31 March 2025

S. No	Promoter name	No. of Shares	%of total shares	% Change during the year
1	Almondz Global Securities Limited	2,21,25,000	100%	0%

Promoter here means promoter as defined in the Companies Act, 2013.

12 Other Equity

	As at March 31, 2026	As at March 31, 2025
a). Retained earnings		
Balance at beginning of the year	58.85	30.76
Add: Profit/(loss) for the year	29.54	27.64
Add: Other Adjustment	-	0.45
Balance at end of the year	**88.40**	**58.85**
b). Other comprehensive income		
Balance at beginning of the year	0.02	0.02
Add: Other comprehensive income for the year	-	-
Balance at end of the year	**0.02**	**0.02**
Total Other equity	**88.42**	**58.87**

Nature and purpose of other reseves:

i). Retained earnings

Retained earnings represents the surplus in profit and loss account and appropriations.

ii). Other comprehensive income

Other comprehensive income consist of remeasurement gains/ losses on defined benefit plans carried through FVTOCI.

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13 Current borrowings

	As at March 31, 2026	As at March 31, 2025
Unsecured, considered good		
Loans from related parties	18.50	10.50
	18.50	**10.50**

Footnotes:
(i) Loan from related parties represents loan from Avonmore Capital & Management Services Ltd., which is repayable on demand and interest rate is 7% p.a..

14 Other current financial liabilities

	As at March 31, 2026	As at March 31, 2025
Interest payable to related party	0.85	0.41
Employee related payables	0.35	0.09
Security deposits received	2.00	2.00
Expenses payable	0.29	0.16
	3.50	**2.66**

15 Other current liabilities

	As at March 31, 2026	As at March 31, 2025
Statutory dues payable	0.15	2.75
	0.15	**2.75**

16 Current provisions

	As at March 31, 2026	As at March 31, 2025
Provision for retirement benefits		
-Gratuity	0.47	-
-Leave encashment	0.02	-
	0.49	**-**

17 Current tax liabilities (net)

	As at March 31, 2026	As at March 31, 2025
Current tax liabilities (net)	5.70	4.94
	5.70	**4.94**

MOHAN GUPTA & COMPANY FRN 006519N New Delhi Chartered Accountants

18 Revenue from operations

	Year ended March 31, 2026	Year ended March 31, 2025
Rent received	3.37	3.21
	3.37	**3.21**

19 Other income

	Year ended March 31, 2026	Year ended March 31, 2025
Interest on		
-fixed deposits	42.22	40.52
Interest received on income tax refund	-	0.17
Misc. Income	-	0.10
Liability No Longer Payable- written back	-	0.06
Excess provision reversed of retirement benefit	0.05	0.63
Net gain / loss on fair value changes	-0.01	-0.01
	42.26	**41.46**

20 Employee benefit expense

	Year ended March 31, 2026	Year ended March 31, 2025
Salaries and wages	3.09	4.60
Gratuity and Leave Encashment	0.47	-
	3.56	**4.60**

21 Finance cost

	Year ended March 31, 2026	Year ended March 31, 2025
Interest paid	0.95	0.45
	0.95	**0.45**

22 Depreciation expense

	Year ended March 31, 2026	Year ended March 31, 2025
Depreciation on tangible assets (refer note 3)	-	0.02
Depreciation on investment property (refer note 4)	0.45	0.45
	0.45	**0.47**

MOHAN GUPTA & COMPANY ★ Chartered Accountants ★ FRN 006519N New Delhi

23 Other expenses

	Year ended March 31, 2026	Year ended March 31, 2025
Rates & taxes (Others)	0.24	0.60
Repair & maintenance-Building	0.01	0.01
Legal and professional	0.31	0.99
Conveyance Expenses	0.06	0.17
Bank charges including FD premature charges	0.19	0.09
Miscelleneous expenses	0.01	0.65
Payment to Auditor's	0.11	0.11
	0.93	**2.63**

Footnote:

(i) Payment of remuneration to auditors (excluding GST)	Year ended March 31, 2026	Year ended March 31, 2025
Statutory audit	0.11	0.11
	0.11	**0.11**

24 Earnings per share

	Year ended March 31, 2026	Year ended March 31, 2025
Basic and diluted earnings per share (refer footnote)	0.13	0.12
Nominal value per share (in Rs.)	10.00	10.00

Footnotes:

(a) Profit

Profit for the year	29.54	27.64
Profit attributable to equity holders of the company for Basic and Diluted EPS	**29.54**	**27.64**

(b) Weighted average number of shares used as the denominator

Opening balance of issued equity shares	2,21,25,000	2,21,25,000
Effect of shares issued during the year, if any	-	-
Weighted average number of equity shares for Basic and Diluted EPS	**2,21,25,000**	**2,21,25,000**

(c) At present, the Company does not have any dilutive potential equity share.

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25 Contingent liabilities and commitments

	As at March 31, 2026	As at March 31, 2025
Collateral given to Bank for loan taken by Premier Green Innovations Private Limited (PGIPL), Associate Company		
FDR (Including Interest Accrued)	785.96	747.96
	785.96	**747.96**
Corporate Gauarantee given to Bank for loan taken by PGIPL, Associate Company	33,378.09	22,566.55

26 Disclosures relating to suppliers registered under Micro, Small and Medium Enterprise Development Act, 2006:

	As at March 31, 2026	As at March 31, 2025
The principal amount and the interest due thereon remaining unpaid to any MSME supplier as at the end of each accounting year included in:		
Principal amount due to micro and small enterprises	-	-
Interest due on above	-	-
	-	-
The amount of interest paid by the buyer in terms of section 16 of the MSMED ACT 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting period.	-	-
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointment day during the year) but without adding the Interest specified under the MSMED Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of each accountin	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible under section 23 of the MSMED Act 2006.	-	-

MOHAN GUPTA & COMPANY FRN 006519N New Delhi * Chartered Accountants *

North Square Projects Private Limited (CIN- U45200DL2012PTC239856)
Notes to Financial Statements for the year ended March 2026
(All amounts are in Rupees In Lac unless otherwise stated)

27 Ratios

The ratios for the years ended March 31, 2026 and March 31, 2025 are as follows :

S.No	Particulars	Numerator	Denominator	As at March 31, 2024	As at March 31, 2023	% Variance	Reason for variance
1	Current ratio	All Current Assets	All Current Liabilities	0.13	0.22	-39%	Change in the ratio by more than 25% as compared to the preceeding year is due to increase in Current liabilities in current year.
2	Debt - Equity ratio	Long term Debt including long term debt payable within 1 year & long term lease Liabities	Total Equity	0.01	0.00	74%	Change in the ratio by more than 25% as compared to the preceeding year is due to increase in borrowing in current year.
3	Debt service coverage ratio	Profit after tax + Depreciation + Finance Cost	Finance cost+ Principal repaymnet of loans	32.59	63.13	-48%	Change in the ratio by more than 25% as compared to the preceeding year is due to increase in finance cost in current
4	Net capital turnover ratio	Total revenue	Current Assets- Current Liability	-0.14	-0.20	-30%	Change in the ratio by more than 25% as compared to the preceeding year is due to increase in total revenue in current

Note - Debt - There is nil /or insignificant data for Return on Equity (ROE) , Trade receivables turnover ratio , Trade payables turnover ratio , Net profit ratio and Return on Capital Employed (ROCE)

MOHAN GUPTA & COMPANY FRN 006519N New Delhi Chartered Accountants

P.Mishra

North Square Projects Private Limited
Notes to Financial Statements for the year ended March 2026
(All amounts are in Rupees In Lac unless otherwise stated)

28 Related Party transactions

	i) Holding Company a) Almondz Global Securities Ltd.	**ii) Key managerial personnel & their relatives** a) Mr. Lokesh Bahri (Director) b) Mr. Purusottam Mishra (Director) b) Ms. Shruti Aggarwal (Company Secretary)
	iii) Ultimate Holding Company a) Avonmore Capital & Management Services Ltd.	**iv) Associates Company** a) Premier Green Innovations Private Limited
	v) Other Related Party a) Almondz Finanz Ltd.	
(A)	**Transactions during the year with related parties**	

		Total as on 31-03-2026	Total as on 31-03-2025
1	**Income**		
	Professional fee	**0.05**	**0.10**
	Premier Green Innovations Private Limited	0.05	0.10
2	**Expenditure**		
	Interest expenses	**0.95**	**0.45**
	Almondz Finanz Ltd.	-	-
	Avonmore Capital & Management Services Ltd.	0.95	0.45
	Almondz Global Securities Ltd.	-	-
	Salary	**1.20**	**1.20**
	Shruti Aggarwal	1.20	1.20
3	**Assets/Liabilities**		
	a) Unsecured loan received during the Year	**8.00**	**14.00**
	Almondz Global Securities Ltd.	-	-
	Avonmore Capital & Management Services Ltd.	8.00	14.00
	Almondz Global Securities Ltd.	-	-
	b) Repayment of Loans during the year	-	**4.00**
	Almondz Finanz Ltd.	-	-
	Avonmore Capital & Management Services Ltd.	-	4.00
	Almondz Global Securities Ltd.	-	-
	c) Advance taken for expenses	**0.22**	**1.20**
	Almondz Finanz Ltd.	0.10	-
	Almondz Global Securities Ltd.	0.12	1.20
	d) Repayment of advance taken for expenses	**0.22**	**1.20**
	Almondz Finanz Ltd.	0.10	-
	Almondz Global Securities Ltd.	0.12	1.20
	e) Recovery of income	**0.10**	-
	Premier Green Innovations Private Limited	0.10	-
	e) Recovery of Expense	**2.63**	-
	Premier Green Innovations Private Limited	2.63	-
4	**Closing Balances**		
	a) Loan Received	**18.50**	**10.50**
	Almondz Finanz Ltd.	-	-
	Avonmore Capital & Management Services Ltd.	18.50	10.50
	b) Interest Payable	**0.41**	**0.41**
	Almondz Global Securities Ltd.	-	-
	Avonmore Capital & Management Services Ltd.	0.41	0.41
	Almondz Finanz Ltd.	-	-
	c) Other Payable	-	-
	d) Other Recoverable	**0.06**	**2.63**
	Premier Green Innovations Private Limited	0.06	2.63
	e) Share Capital	**2,212.50**	**2,212.50**
	Almondz Global Securities Ltd.	2,212.50	2,212.50
	f) Investment in associate company	**1,451.00**	**1,451.00**
	Premier Green Innovations Private Limited	1,451.00	1,451.00

29 Employee benefits

The Company has provided gratuity on the basis of internal inputs as there is only one employee during the year. Hence the company has not taken any actuarial valuation reports as there is no significant value of retirement benefits.

MOHAN GUPTA & COMPANY * Chartered Accountants * FRN 006519N New Delhi

P. Mishra

30 Fair value measurement and financial instruments

a). Financial instruments – by category and fair values hierarchy

The following table shows the carrying amounts and fair value of financial assets and financial liabilties, including their levels in the fair value hierarchy.

i). As at March 31, 2026

Particulars	Carrying value				Fair value measurement using		
	FVTPL	FVOCI	Amortised cost	Total	Level 1	Level 2	Level 3
Financial assets							
Non-current							
Investments	-	-	1,451.26	**1,451.26**	-	-	-
Other financial assets	-	-	785.96	**785.96**	-	-	-
Current							
Cash and cash equivalents	-	-	3.57	**3.57**	-	-	-
Other financial assets	-	-	0.06	**0.06**	-	-	-
Total	-	-	**2,240.84**	**2,240.84**			
Financial liabilities							
Current							
Borrowings	-	-	18.50	**18.50**	-	-	-
Other financial liabilities	-	-	3.50	**3.50**	-	-	-
Total	-	-	**22.00**	**22.00**			

ii). As at March 31, 2025

Particulars	Carrying value				Fair value measurement using		
	FVTPL	FVOCI	Amortised cost	Total	Level 1	Level 2	Level 3
Financial assets							
Non-current							
Investments	-	-	1,451.22	**1,451.22**			
Other financial assets	-	-	747.96	**747.96**	-	-	-
Current							
Cash and cash equivalents	-	-	1.66	**1.66**	-	-	-
Other financial assets	-	-	2.75	**2.75**	-	-	-
Total	-	-	**2,203.60**	**2,203.60**			
Financial liabilities							
Current							
Borrowings	-	-	10.50	**10.50**	-	-	-
Other financial liabilities	-	-	2.66	**2.66**	-	-	-
Total	-	-	**13.16**	**13.16**			

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30 Fair value measurement and financial instruments

Level 1: It includes financial instruments measured using quoted prices.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The fair value of financial assets and liabilities included in Level 3 is determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions and dealer quotes of similar instruments.

The Company's borrowings have been contracted at floating rates of interest. Accordingly, the carrying value of such borrowings (including interest accrued but not due) which approximates fair value.

The carrying amounts of trade receivables, trade payables, cash and cash equivalents and other financial assets and liabilities, approximates the fair values, due to their short-term nature. Fair value of non-current financial assets which includes bank deposits (due for maturity after twelve months from the reporting date) and security deposits is smiliar to the carrying value as there is no significant differences between carrying value and fair value.

The fair value for security deposits were calculated based on discounted cash flows using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

Valuation processes

The Management performs the valuations of financial assets and liabilities required for financial reporting purposes on a periodic basis, including level 3 fair values.

b). Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk
- Liquidity risk
- Interest rate risk

Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors have authorised senior management to establish the processes and ensure control over risks through the mechanism of properly defined framework in line with the businesses of the company.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risks limits and controls, to monitor risks and adherence to limits. Risk management policies are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Company has policies covering specific areas, such as interest rate risk, foreign currency risk, other price risk, credit risk, liquidity risk, and the use of derivative and non-derivative financial instruments. Compliance with policies and exposure limits is reviewed on a continuous basis.

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30 Fair value measurement and financial instruments

b). Financial risk management (continued)

(i) Credit risk

The maximum exposure to credit risks is represented by the total carrying amount of these financial assets in the balance sheet.

Particulars	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents	3.57	1.66
Other financial assets	786.02	750.72

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers.

The Company's credit risk is primarily to the amount due from customer and investments. The Company maintains a defined credit policy and monitors the exposures to these credit risks on an ongoing basis. Credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with scheduled commercial banks with high credit ratings assigned by domestic credit rating agencies.

The maximum exposure to the credit risk at the reporting date is primarily from trade receivables. Trade receivables are unsecured and are derived from revenue earned from customers primarily located in India. The Company does monitor the economic enviorment in which it operates. The Company manages its Credit risk through credit approvals, establishing credit limits and continuosly monitoring credit worthiness of customers to which the Company grants credit terms in the normal course of business.

On adoption of Ind AS 109, the Company uses expected credit loss model to assess the impairment loss or gain. The Company establishes an allowance for impairment that represents its expected credit losses in respect of trade receivable. The management uses a simplified approach (i.e. based on lifetime ECL) for the purpose of impairment loss allowance, the company estimates amounts based on the business environment in which the Company operates, and management considers that the trade receivables are in default (credit impaired) when counterparty fails to make payments for receivable more than 150 days past due. However the Company based upon historical experience determine an impairment allowance for loss on receivables.

The Company's exposure to credit risk for trade receivables are as follows:

Particulars	Gross carrying amount	
	As at March 31, 2026	As at March 31, 2025
0-90 days past due		
91 to 180 days past due	-	-
Total	-	-

This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors. Further, the Company does not anticipate any material credit risk of any of its other receivables.

The Company believes that the unimpaired amounts that are past due by more than 180 days are still collectible in full, based on historical payment behaviour and extensive analysis of customer credit risk.

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30 Fair value measurement and financial instruments
b). Financial risk management (continued)

(ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are fallen due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Company believes that its liquidity position, including total cash (including bank deposits under lien and excluding interest accrued but not due) of Rs. 3.57 Lac as at March 31, 2026 (March 31, 2025: Rs. 1.66 Lac) and the anticipated future internally generated funds from operations will enable it to meet its future known obligations in the ordinary course of business.

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of credit facilities to meet obligations when due. The Company's policy is to regularly monitor its liquidity requirements to ensure that it maintains sufficient reserves of cash and funding from group companies to meet its liquidity requirements in the short and long term.

The Company's liquidity management process as monitored by management, includes the following:
- Day to day funding, managed by monitoring future cash flows to ensure that requirements can be met.
- Maintaining rolling forecasts of the Company's liquidity position on the basis of expected cash flows.

Exposure to liquity risk
The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and includes interest accrued but not due on borrowings.

As at March 31, 2026	Carrying amount	Contractual cash flows		
		Less than one year	More than one year	Total
Current borrowings	18.50	18.50	-	18.50
Other current financial liabilities	3.50	3.50	-	3.50
Total	**22.00**	**22.00**	**-**	**22.00**

As at March 31, 2025	Carrying amount	Contractual cash flows		
		Less than one year	More than one year	Total
Current borrowings	10.50	10.50	-	10.50
Other current financial liabilities	2.66	2.66	-	2.66
Total	**13.16**	**13.16**	**-**	**13.16**

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30 Fair value measurement and financial instruments
b). Financial risk management (continued)

iii). Market risk

Market risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, the Company mainly has exposure to two type of market risk namely: currency risk and interest rate risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's main interest rate risk arises from long-term borrowings with variable rates, which expose the Company to cash flow interest rate risk.

Exposure to interest rate risk

The Company's interest rate risk arises majorly from the term loans from banks carrying floating rate of interest. These obligations exposes the Company to cash flow interest rate risk. There is no variable interest rate borrowing at the end of the reporting period hence there is no exposure of the Company's borrowing to interest rate.

c). Capital Management

For the purpose of the Company's capital management, capital includes issued equity share capital and all other equity reserves attributable to the equity holders of the Company.

Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

To maintain or adjust the capital structure, the Company may return capital to shareholders, raise new debt or issue new shares.

The Company monitors capital on the basis of the debt to capital ratio, which is calculated as interest-bearing debts divided by total capital (equity attributable to owners of the parent plus interest-bearing debts).

Particulars	As at March 31, 2026	As at March 31, 2025
Borrowings	18.50	10.50
Less: Cash and cash equivalents	-3.57	-1.66
Adjusted net debt (A)	14.93	8.84
Total equity (B)	2,300.92	2,271.37
Adjusted net debt to adjusted equity ratio (A/B)	**0.65%**	**0.39%**

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31 Income taxes

A. Amounts recognised in profit or loss

	March 31, 2026	March 31, 2025
Current tax expense		
Current year	9.98	9.31
Adjustment for prior years	0.44	-0.46
	10.43	**8.85**
Deferred tax expense		
Change in recognised temporary differences	-0.23	0.04
	-0.23	**0.04**
Total Tax Expense	**10.20**	**8.89**

B. Amounts recognised in Other Comprehensive Income

	March 31, 2026		
	Before tax	Tax (Expense)/ Income	Net of tax
Remeasurements of defined benefit liability	-	-	-
	-	-	-

	March 31, 2025		
	Before tax	Tax (Expense)/ Income	Net of tax
Remeasurements of defined benefit liability	-	-	-
	-	-	-

C. Reconciliation of effective tax rate

	March 31, 2026		March 31, 2025	
	Rate	Amount	Rate	Amount
Profit before tax	25.17%	39.74	25.17%	36.53
Tax using the Company's domestic tax rate **(A)**		10.00		9.19
Tax effect of:				
Non-taxable income		-0.42		-0.19
Deferred Tax		-0.23		0.04
Prior year errors/adjutsment		0.44		0.46
Total **(B)**		**-0.21**		**0.31**
(A)+(B)		**10.21**		**8.89**

D. Movement in deferred tax balances

	As at March 31, 2025	Recognised in P&L	Recognised in OCI	As at March 31, 2026
Deferred Tax Assets				
Employee benefits	-	0.12	-	0.12
Property, plant and equipment and intangibles	-0.03	-0.00	-	-0.03
Investment property	1.19	0.11	-	1.31
Sub- Total (a)	**1.17**	**0.24**	**-**	**1.40**
Deferred Tax Liabilities	-	-	-	-
Sub- Total (b)	-	-	-	-
Net Deferred Tax Asset (a)-(b)	**1.17**	**0.24**	**-**	**1.40**

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D. Movement in deferred tax balances

Deferred Tax Assets	As at March 31, 2024	Recognised in P&L	Recognised in OCI	As at March 31, 2025
Employee benefits				
Property, plant and equipment and intangibles	0.16	-0.16	-	-
Investment property	-0.03	0.00	-	-0.03
Other Financial Liabilities	1.08	0.11	-	1.19
Sub- Total (a)	**1.21**	**-0.04**	**-**	**1.17**
Deferred Tax Liabilities	-	-	-	-
Sub- Total (b)	-	-	-	-
Net Deferred Tax Asset (a)-(b)	**1.21**	**-0.04**	**-**	**1.17**

32 There have been no events after the reporting date that require adjustment/disclosure in these financial statements.

33 The company has no transactions with companies struck off under section 248 of the Companies Act,2013 or section 560 of Companies Act,1956.

34 Previous year's figures have been regrouped / reclassified as per the current year's presentation for the purpose of comparability.

The accompanying notes form an integral part of these financial statements.

As Per our report of even date.

For **Mohan Gupta & Company**
Chartered Accountants
Firm Registration No. 002638N

MOHAN GUPTA & COMPANY * Chartered Accountants * FRN 006519N New Delhi

Himanshu Gupta
Partner
Membership No.: 527863
UDIN - 26527863OZLVEA5155

Place: Delhi
Date: 21th May 2026

For and on behalf of the Board of Directors of
North Square Projects Private Limited

Lokesh Bahri
Director
DIN: 06978849

Purusottam Mishra
Director
DIN: 02297242

Shruti Aggarwal
Company Secretary
Membership No. ACS42524