

**NOTICE FOR 16<sup>th</sup> ANNUAL GENERAL MEETING**

Notice is hereby given that the 16<sup>th</sup> Annual General Meeting (AGM) of the members of **Transcorp Estates Private Limited** will be held on 01<sup>st</sup> July 2026, at 12:00 P.M. at registered office of the company, 5<sup>th</sup> Floor, Transcorp Towers, Moti Doongri Road, Jaipur-302004, Rajasthan, India.

**ORDINARY BUSINESS:**

**Item No. 1: To receive, consider and adopt the audited financial statements of the Company for the year ended 31<sup>st</sup> March 2026 including audited balance sheet as at 31<sup>st</sup> March 2026, Statement of Profit & Loss Account and Cash Flow Statement for the year ended on that date together with Reports of the Directors and Auditors thereon.**

To consider and if thought fit, to pass the following resolution, with or without modification(s), as an **Ordinary Resolution:**

**“RESOLVED THAT** the audited financial statements of the Company for the year ended 31<sup>st</sup> March 2026 including audited balance sheet as at 31<sup>st</sup> March 2026, Statement of Profit & Loss Account and Cash Flow Statement for the year ended on that date together with Reports of the Directors and Auditors thereon laid before this meeting, be and are hereby considered and adopted.”

**Item No. 2: To appoint a director in place of Mr. Prasoon Jain (DIN: 10343677), director who retire by rotation and being eligible, offers himself for re-appointment.**

To consider and if thought fit, to pass the following resolution, with or without modification(s), as an Ordinary Resolution:

**“RESOLVED THAT** pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Prasoon Jain (DIN: 10343677), director who retires by rotation at this meeting and being eligible has offered himself for re-appointment, be and is hereby appointed as a Director of the Company, liable to retire by rotation.”

**SPECIAL BUSINESS**

**Item No. 3: To regularize the appointment of Mr. Sujan Sinha (DIN: 02033322) as a Non-Executive Director of the Company.**

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

**“RESOLVED THAT** pursuant to the provisions of Sections 152, 161 and other applicable provisions, if any, of the Companies Act, 2013 read with the rules made thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force), and in accordance with the Articles of Association of the Company, Mr. Sujan Sinha (DIN: 02033322), who was appointed by the Board of Directors as an Additional Director of the Company with effect from 08<sup>th</sup> day of May, 2026 and who holds office up to the date of this General Meeting in terms of Section 161 of the Companies Act, 2013, and in respect of whom the Company has received a notice in writing under Section 160 of the Companies Act, 2013 proposing his candidature for the office of Director, be and is hereby appointed as a Non-Executive Director of the Company, liable to retire by rotation.”

**“RESOLVED FURTHER THAT** any Director or the Company Secretary of the Company be and is hereby authorized to do all such acts, deeds, matters and things as may be necessary, proper or



expedient to give effect to this resolution, including filing of requisite forms and returns with the Registrar of Companies and complying with all applicable statutory requirements."

**Item No. 4: To Appoint M/s Shivam Bhatt & Co., as Secretarial Auditor of the Company for conducting secretarial audit of the company for a term of 5 consecutive year starting from 1st April 2026.**

To consider and if thought fit, to pass the following resolution, with or without modification(s), as an **Ordinary Resolution**:

**"RESOLVED THAT** pursuant to the provisions of Regulation 24A of SEBI(LODR) Regulation, 2015, M/s Shivam Bhatt & Co., Practicing Company Secretaries Membership No. F13671, FRN: S2019RJ707300, CP No. 22566 be and is hereby appointed as Secretarial Auditor of the Company for conducting secretarial audit for a term of 5 **consecutive** year starting from 1st April 2026 on such scope of work & the remuneration as may be decided by the Board in this regard."

**"RESOLVED FURTHER THAT** the Board of Directors & KMP of the Company, be and are hereby authorized to settle any question, difficulty or doubt, that may arise and to do all such acts, deeds and things as may be necessary, proper or expedient for the purpose of giving effect to this Resolution."



**EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013**

**Item No. 3: Regularization of Additional Director, Mr. Sujan Sinha (DIN: 02033322) as Non-Executive Director of the company.**

Mr. Sujan Sinha (DIN: 02033322), who was appointed as an Additional Director who holds office up to the date of this Annual General Meeting of the Company, in terms of Section 161(1) of the Companies Act, 2013 (the "Act"), by the Board of Directors with effect from 08.05.2026 and who is eligible for appointment and has consented to act as Director of the Company and in respect of whom the Company has received a notice in writing from a Member under Section 160 of the Act proposing his candidature for the office of Director.

The Company has received from Mr. Sujan Sinha all requisite consents, declarations and confirmations required under the Companies Act, 2013 and applicable regulations.

The Board is of the opinion that the appointment and presence of Mr. Sujan Sinha on the Board as Director will be desirable, beneficial, and in the best interest of the company. The Board recommends the resolution set out in the Item No. 3 of the accompanying Notice for approval and adoption of the Members. None of the Directors of the company is concerned or interested in the proposed resolution.

**Item No. 4 Appointment of M/s Shivam Bhatt & Co. as Secretarial Auditor of the Company for a term of five consecutive years commencing from April 1, 2026**

Pursuant to Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, every listed entity is required to appoint a Secretarial Auditor for conducting secretarial audit of the Company.

Based on the recommendation of the Audit Committee, the Board of Directors of the Company at its meeting held on 08th May 2026, approved the appointment of M/s Shivam Bhatt & Co., Practicing Company Secretaries (Membership No. F13671, Firm Registration No. S2019RJ707300, Certificate of Practice No. 22566), as the Secretarial Auditor of the Company for a term of five consecutive years commencing from April 1, 2026, subject to approval of the Members.

M/s Shivam Bhatt & Co. possesses extensive experience and expertise in corporate laws, securities laws, secretarial compliances and governance matters. The Board is of the opinion that the appointment of the said firm as Secretarial Auditor would be in the best interests of the Company and its stakeholders.

The remuneration payable to the Secretarial Auditor shall be determined by the Board of Directors from time to time in consultation with the Secretarial Auditor.

Accordingly, the Board recommends the Ordinary Resolution set out at Item No. 3 of the Notice for approval of the Members.



None of the Directors, Key Managerial Personnel of the Company and/or their relatives are, in any way, concerned or interested, financially or otherwise, in the proposed resolution.

By order of the Board  
For **TRANSCORP ESTATES PRIVATE LIMITED**

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**Jayesh Kumar Pooniya**  
Group Company Secretary

Place: Jaipur  
Date : 08.05.2026



**Form No. MGT-11  
Proxy form**

[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies (Management and Administration) Rules, 2014]

Name of the company	
Registered Office	

Name of the Member(s)	
Registered Office	
E-mail Id	
Folio No /Client ID	
DP ID	

I/We, being the member(s) of \_\_\_\_\_ shares of the above-named company. Hereby appoint

Name:	
Address:	
E-mail Id:	
Signature, or failing him	

Name:	
Address:	
E-mail Id:	
Signature, or failing him	
Name:	
Address:	
E-mail Id:	
Signature, or failing him	

as my/ our proxy to attend and vote( on a poll) for me/us and on my/our behalf at the \_\_\_\_\_ Annual General Meeting / Extra-Ordinary General Meeting of the company, to be held on the \_\_\_ day of \_\_\_ at \_\_\_ a.m. / p.m. at \_\_\_\_\_ (place) and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution No.

1. \_\_\_\_\_
2. \_\_\_\_\_

Signed this \_\_\_ day of \_\_\_ 20\_\_\_

Signature of Shareholder

Affix Revenue Stamps
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## BOARD REPORT

The directors are pleased to present the 16<sup>th</sup> annual report together with the audited statement of accounts for the year ended 31<sup>st</sup> March 2026: -

### FINANCIAL RESULTS

(Amount in Lakhs)

Particulars	For the year ended 31.03.2026	For the year ended 31.03.2025
Net Profit / (Loss) Before Tax	208.45	1200.63
Tax Expenses	42.49	61.32
Profit / (Loss) after Tax	165.96	1139.31
Profit / (Loss) brought forward	-	-
Other adjustments	-	-
Dividend	-	-
Balance Carried over to Balance Sheet	1574.72	1408.76

*The Board of Directors of the company does not propose to carry any amount to any reserve.*

### DIVIDEND

Keeping in view of need of retaining reserves, the Directors do not recommend any dividend for the financial year ended 31<sup>st</sup> March 2026.

### BRIEF DESCRIPTION OF THE COMPANY'S WORKING DURING THE YEAR/STATE OF COMPANY'S AFFAIR

During the financial year 2025-26, the Company's primary sources of income were generated through two key revenue streams. The majority of earnings were derived from interest income on loans extended to borrowers, reflecting the Company's continued focus on its core lending activities. Additionally, dividend income received from strategic investments contributed meaningfully to the overall revenue base, underscoring the Company's disciplined approach to portfolio management and its commitment to generating sustainable returns for its stakeholders.

### DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There were no significant and material orders passed by the regulators or courts or tribunals which may impact the going concern status and company's operations in future.

### DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS

The company is having adequate internal financial controls in the company and the financial statements are showing true and fair view. Statutory Auditors in their report have given their opinion on the internal financial controls with reference to the financial statement which is self-explanatory.

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### **KEY MANAGERIAL PERSONNEL (KMP) AND DIRECTORS**

The company does not fall under the criteria to have KMP as per the provisions of Section 203 of the Companies Act, 2013. The Company as a practice of good corporate governance has appointed Mr. Jayesh Kumar Pooniya as Company Secretary of the Company.

During the year under review, Mrs. Apra Kuchhal (DIN: 08453955), tendered her resignation from the position of Non-Executive Director of the Company with effect from 27<sup>th</sup> January 2026. The Board sincerely appreciates her services and contributions during her association with the Company.

In accordance with the provisions of the Company's Act 2013 and the Articles of Association of the company, Mr. Prasoon Jain (DIN: 10343677), Director, retires by rotation at the ensuing Annual General Meeting of the Company and being eligible offer himself for reappointment.

### **MEETING OF BOARD**

The Board meets at regular intervals to discuss business plans and strategies. The notice of the Board meeting is given well in advance.

Total 4(Four) Board Meetings held during the financial year 2025-26.

<b>Sr. No.</b>	<b>Date of the Meeting</b>	<b>No. of Directors Present</b>
1	05.05.2025	3
2	23.07.2025	2
3	25.10.2025	3
4	27.01.2026	2

All the above meetings were conducted in compliance with the applicable provisions of the Companies Act, 2013, and the rules framed thereunder, as amended from time to time, and in accordance with the procedures prescribed under Secretarial Standard-1 (SS-1) issued by the Institute of Company Secretaries of India (ICSI).

### **AUDITORS**

M/s Anand Jain & Co., Chartered Accountants, Jaipur (Firm Registration No. 001857C), Statutory Auditors of the Company were re-appointed in the 14<sup>th</sup> Annual General Meeting to hold office until the conclusion of the 19<sup>th</sup> Annual General Meeting going to be held in the calendar year 2029. The requirements of annual ratification of Auditors appointment at the AGM has been omitted pursuant to Companies Amendment Act, 2017 notified on May 7<sup>th</sup>, 2018.

The observations of Auditors in their Report, read with the relevant notes on accounts are self-explanatory and are unmodified hence do not require further explanation.

### **SECRETARIAL AUDITORS**

M/s R Jat & Associates, Practicing Company Secretary (having membership no. F11297 and CP No. 15983), appointed in AGM held on 23<sup>rd</sup> June, 2025 to conduct Secretarial Audit for the financial year 2025-26.

The Secretarial Audit Report for the financial year ended March 31, 2026 is enclosed with this Report which is self-explanatory and are unmodified hence do not require further explanation.

### **SHARE CAPITAL**

#### **A) Bonus Shares**

No Bonus shares were issued during the financial year 2025-26.

#### **B) Issue of equity shares with differential rights**

There were no shares issued with differential rights during the financial year 2025-26.

#### **C) Issue of sweat equity shares**

No sweat equity shares were issued during the financial year 2025-26.

#### **D) Issue of employee stock options**

No employee stock option was given or issued during the financial year 2025-26.

#### **E) Provision of money by company for purchase of its own shares by employees or by trustees for the benefit of employees**

There was no provision made of the money by the company for purchase of its own shares by employees or by trustees for the benefit of employees or by trustees for the benefit of employees during the financial year 2025-26.

### **EXTRACT OF THE ANNUAL RETURN**

As required under the provisions of section 92(3) of Companies Act, 2013, the extract of the annual return in Form No. MGT – 9 is enclosed with the report.

### **HOLDING COMPANY**

The company is a wholly owned subsidiary of TRANSCORP INTERNATIONAL LIMITED.

### **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186**

Following table is showing the particulars of Loans, guarantees or investment made under section 186 of Company Act, 2013.

Particulars	As at 31.03.2026	As at 31.03.2025
Equity instruments (Fully paid-up)		
Quoted		

<b>At FVOCI</b>			
TCI Industries Ltd.	No. of Shares	24,000.00	24,000.00
	Face value each share	10.00	10.00
	Value	<b>321.84</b>	<b>295.20</b>
<b>Unquoted</b>			
<b>At FVOCI</b>			
Bhoruka Investment Ltd.	No. of Shares	5,00,000.00	5,00,000.00
	Face value each share	10.00	10.00
	Value	<b>170.00</b>	<b>170.00</b>
TCI Bhoruka Projects Ltd.	No. of Shares	50,000.00	50,000.00
	Face value each share	10.00	10.00
	Value	-	-
RITCO Travels and Tours Private Ltd.		6,47,500.00	6,47,500.00
	Face value each share	10.00	10.00
	Value	<b>194.25</b>	<b>194.25</b>
GFCL EV Products Limited		25,000.00	-
	Face value each share	10.00	-
	Value	<b>10.25</b>	-
		374.50	364.25
<b>Total(equity instruments)</b>		<b>696.34</b>	<b>659.45</b>
<b>Preference Shares (Fully paid-up)</b>			
<b>Unquoted</b>			
<b>At FVTPL(At amortised cost)</b>			
TCI Industries Ltd. - No. of shares		93,163.00	85,663.00
	Face Value per share	100.00	100.00
	Value	<b>609.12</b>	<b>535.59</b>

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Moving Tech Innovations Private Limited - 0.01% PRE SERIES A1 CCPS 16JN45	79,189.00	-
Face value each share	10.00	
Value	25.00	-
<b>Total (Preference Shares)</b>	<b>634.12</b>	<b>535.59</b>
<b>Capital in partnership firm</b>		
<b>At Cost, adjusted for share in profit/loss</b>		
UTKARSH*	241.49	241.71
<b>Total (partnership firm)</b>	<b>241.49</b>	<b>241.71</b>
<b>MUTUAL FUNDS EQUITY/AIFS ( At FVTPL)</b>	-	47.07
<b>(Under lien for loan taken IIFL Wealth Finance Limited)</b>		
<b>Total Mutual funds</b>	-	<b>47.07</b>
	-	-
<b>Convertible Promissory Note- Food Cloud P Ltd</b>	<b>40.00</b>	<b>40.00</b>
<b>Total Investments</b>	<b>1,612.95</b>	<b>1,523.83</b>
Total Non-Current Investments		
(a) Aggregate amount of quoted investments and market value thereof	321.84	295.20
(b) Aggregate amount of unquoted investments	1,291.11	1,228.63
(c) Aggregate amount of impairment in value of quoted investments	26.64	22.80

### **RISK MANAGEMENT POLICY**

The Company has no risk management policy, and no formal Committee is constituted for this purpose.

### **CORPORATE SOCIAL RESPONSIBILITY (CSR)**

Pursuant to the provisions of Section 135 of the Companies Act, 2013, the Company has become eligible for compliance with Corporate Social Responsibility (CSR) provisions based on its profitability.

Accordingly, the Company is required to undertake CSR activities in accordance with Schedule VII of the Companies Act, 2013 and spend the prescribed CSR amount. For the financial year under review, an amount of Rs. 10,00,000/- (Rupees Ten Lakh Only) is proposed to be spent towards CSR activities in compliance with the applicable provisions of the Act.

## **PARTICULARS OF EMPLOYEES**

Remuneration paid during the financial year 2025-26 was as per the remuneration policy of the company.

1) Details of every employee of the Company as required pursuant to rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014:

During the year under consideration, none of the employees of the company was in receipt of remuneration in excess of limits prescribed under clause 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 hence particulars as required under 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not given.

## **DISCLOSURES OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM:**

In terms of Section 177 of the Companies Act, 2013, read with Rules 6 and 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, the requirement relating to Audit Committee is not applicable to the Company during the year under review.

## **DISCLOSURES**

### **Conservation of energy, technology absorption and foreign exchange earnings and outgo**

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

**A) Conservation of energy:** N.A.

- (i) The steps taken or impact on conservation of energy;
- (ii) The steps taken by the company for utilizing alternate sources of energy;
- (iii) The capital investment on energy conservation equipment's;

**(B) Technology absorption:** N.A.

- (i) The efforts made towards technology absorption;
- (ii) The benefits derived like product improvement, cost reduction, product development or import substitution;
- (iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-
  - (a) The details of technology imported;
  - (b) The year of import;
  - (c) Whether the technology been fully absorbed;
  - (d) If not fully absorbed, areas where absorption has not taken place, and the reasons thereof; and
  - (iv) The expenditure incurred on Research and Development.

**(C) Foreign exchange earnings and Outgo:** NIL

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### **PUBLIC DEPOSITS**

Your company has not accepted any Deposits from the public as on 31<sup>st</sup> March 2026 as defined under section 73 and Section 76 of the Companies Act, 2013 and rules made thereunder.

### **RELATED PARTY DISCLOSURES:**

A statement in Form AOC-2 showing the related party transactions is enclosed with this report as required under the provisions of Section 134 of Companies Act 2013.

### **COMPLIANCE OF SECRETARIAL STANDARDS**

During the year, the company has complied with the requirements of the applicable Secretarial Standards i.e. SS-1 and SS-2 related to "Meetings of Board of Directors" and "General Meetings" respectively issued by Institute of Company Secretaries of India.

### **DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013**

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013. Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy.

The following is a summary of sexual harassment complaints received and disposed of during the year 2025-26: -

S. No.	No. of complaints received	No. of complaints disposed off
1	NIL	N.A.

### **DIRECTOR'S RESPONSIBILITY STATEMENT**

The Directors would like to inform the members that the audited accounts for the financial year 31<sup>st</sup> March 2026 are in full conformity with the requirements of the Companies Act, 2013. The financial results are audited by the statutory auditor M/s Anand Jain & co. Chartered Accountants (Firm Registration No. 001857C). Pursuant to the provisions of Section 134(3) (c) of Companies Act, 2013, the Directors further confirm that:

- (a) In the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- (b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year ended 31<sup>st</sup> March 2026 and of the profit and loss of the company for that period;
- (c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of Companies Act, 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- (d) The directors had prepared the annual accounts on a going concern basis; and

- (e) The directors had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and are operating effectively.
- (f) The directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

### CONSOLIDATED FINANCIAL STATEMENTS

In accordance with the IND-AS on Consolidated Financial Statements, the Audited Consolidated Financial Statements are provided in the Annual Report.

### MATERIAL CHANGES

There were no material changes and commitments affecting the financial position of the company, which have occurred between the end of the financial year of the company to which this report relates and the date of the report except as otherwise mentioned in this director report, if any.

There had been no changes in the nature of company's business.

### ACKNOWLEDGEMENTS

Your directors would like to place on record their sincere appreciation for the guidance and support received from the bankers, shareholders, business associates, vendors, government agencies and our esteemed customers during the year under review.

Your directors also wish to thank all the employees for efforts put in by them at all levels to achieve the overall results during the year under consideration.

By order of the Board

**For TRANSCORP ESTATES PRIVATE LIMITED**



**AVANI KANOI**  
Director  
(DIN: 03121949)



**PRASOON JAIN**  
Director  
(DIN: 10343677)

**Place: JAIPUR**  
**Date: 08.05.2026**

**ANNEXURE TO THE BOARD REPORT**

**A. Related Party Transactions: -**

The related party disclosures are provided in notes to account forming part of the Balance Sheet. However, in the opinion of the Board these transactions may not have any potential conflict with the interest of the Company at large. A statement in Form AOC-2 is given below: -

Particulars of contracts or arrangements with related parties as referred in sub-section (1) of section 188:

-

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**Form AOC-2**

*(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)*

**Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto**

**1. Details of contracts or arrangements or transactions not at arm's length basis: N.A.**

- (a) Name(s) of the related party and nature of relationship:
- (b) Nature of contracts/arrangements/transactions:
- (c) Duration of the contracts / arrangements/transactions:
- (d) Salient terms of the contracts or arrangements or transactions including the value, if any:
- (e) Justification for entering into such contracts or arrangements or transactions:
- (f) Date of approval by the Board:
- (g) Amount paid as advances, if any: N.A.
- (h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188: N.A.

**2. Details of material contracts or arrangement or transactions at arm's length basis:**

Name Of the Company/ Party	The Nature, Duration of The Contract and Particulars of The Contract or Arrangement	The Material Terms of Contract or Arrangement Including the Value, If Any	Any Advance Paid or Received for Contract or Arrangement, If Any	The Manner of Determining the Pricing and Other Commercial Terms, Both Included as Part of Contract and Not Considered as Part of Contract	Whether All Factors Relevant to The Contract Have Been Considered.	Amount (In Lacs)
Mentioned separately as part of Balance Sheet						



**Avani Kanoi**  
Director  
(DIN: 03121949)



**Prasoona Jain**  
Director  
(DIN: 10343677)

Place: Jaipur  
Date: 08.05.2026

## **B. Corporate Social Responsibility (CSR)**

The Company has constituted Corporate Social Responsibility Committee (CSR) pursuant to provisions of section 135 of the Companies Act, 2013 read with Companies (Corporate Social Responsibility Policy) Rules, 2014 are provided herein below:

<b>S. No</b>	<b>Particulars</b>	<b>Remarks</b>																
1	A brief outline of the Company's CSR policy, including overview of projects or program proposed to be undertaken and a reference to the web-link to the CSR policy and projects or program.	-																
2	CSR Committee	Considering that the CSR obligation of the Company is limited to Rs.9.88/-, the Company has decided that the Directors shall be responsible for overseeing, reviewing, and ensuring completion of the CSR activities in accordance with the applicable provisions of the Companies Act, 2013.																
3	Average net profit of the Company for the last three financial years: <b>(Amount in Lakhs)</b>	<table border="1"><thead><tr><th><b>F.Y.</b></th><th><b>2024-25</b></th><th><b>2023-24</b></th><th><b>2022-23</b></th></tr></thead><tbody><tr><td>Profit</td><td>1200.63</td><td>258.68</td><td>22.26</td></tr><tr><td>Total</td><td colspan="3">1481.57</td></tr><tr><td>Avg</td><td colspan="3">493.86</td></tr></tbody></table>	<b>F.Y.</b>	<b>2024-25</b>	<b>2023-24</b>	<b>2022-23</b>	Profit	1200.63	258.68	22.26	Total	1481.57			Avg	493.86		
<b>F.Y.</b>	<b>2024-25</b>	<b>2023-24</b>	<b>2022-23</b>															
Profit	1200.63	258.68	22.26															
Total	1481.57																	
Avg	493.86																	
4	Prescribed CSR Expenditure:	As per Section 135 of the Companies Act 2013, 2% of the average net profits of the company made during the three immediately preceding financial years amounts to ₹9.88 lakhs. Accordingly, the total CSR liability of the company for the financial year was ₹9.88 lakhs.																
5	Details of CSR spend for the financial year:	a. Total amount spent for the financial year: Rs. 10.0Lakhs b. Amount unspent, if any:																

### **CSR Expenditure Details**

During the financial year, the Company contributed **₹10.00 Lakhs** towards CSR activities through **M/s Arpan Foundation**, an eligible CSR implementing agency registered under the provisions of the Companies Act, 2013. The contribution was made towards projects and programmes undertaken by the implementing agency in furtherance of activities specified under Schedule VII of the Companies Act, 2013.

Accordingly, the Company has fully discharged its CSR obligation for the financial year and there is no unspent CSR amount requiring transfer to any specified fund or Unspent CSR Account.

### **C. Accounting Standards: -**

The Company has duly followed the accounting standards laid down by the Institute of Chartered Accountants of India.

**Form No. MGT-9**  
**EXTRACT OF ANNUAL RETURN**  
**As on the financial year ended on 31<sup>st</sup> March 2026**  
[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

**I. REGISTRATION AND OTHER DETAILS:**

- i) CIN: **U45201DL2010PTC406522**
- ii) Registration Date: 17/09/2010
- iii) Name of the Company: **TRANSCORP ESTATES PRIVATE LIMITED**
- iv) Category/Sub-Category of the Company: Real Estates, leasing out of self-owned non-residential buildings/properties
- v) Address of the registered office and contact details: 5th Floor, Transcorp Towers, Moti Doongri Road, Jaipur- 302004 (Raj.)  
**Contact Details: +91-141-4004888; email: ho@transcorpint.com**
- vi) Whether listed company: No
- vii) Name, Address and Contact details of Registrar and Transfer Agent: N.A.

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10% or more of the total turnover of the company shall be stated: -

Sr. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of
1	Interest in Investment/Loans	70104	100%

**III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES –**

S. No	Name and Address of the Company	CIN/GLN	Holding/Subsidiary/Associate	% of shares held	Applicable Section
1	Transcorp International Limited	L51909DL1994PLC235697	Holding Company	NIL	Section 2(46)
2	Ritco Travels and Tours Private Limited	U63040RJ2010PTC032902	Fellow Subsidiary	NIL	-
3	Transcorp Payments Limited	U72900DL2022PLC400316	Fellow Subsidiary	NIL	-
4	Transwire Forex Limited	U67100DL2022PLC400559	Fellow Subsidiary	NIL	-



**IV. SHAREHOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)**

Category of Shareholders	No. of Shares held at the beginning of the year 01.04.2025				No. of Shares held at the end of the year 31.03.2026				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A. Promoter</b>									
<i>1) Indian</i>									
<b>a) Individual/ HUF</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>b) Central Govt</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>c) State Govt(s)</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>d) Bodies Corp</b>	NIL	1000000	1000000	100%	NIL	1000000	1000000	100%	NIL
<b>e) Banks / FI</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>f) Any Other</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>Sub-total(A)(1):-</b>	NIL	1000000	1000000	100%	NIL	1000000	1000000	100%	NIL
<i>2) Foreign</i>									
<b>g) NRIs-Individuals</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>h) Other-Individuals</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>i) Bodies Corp.</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>j) Banks / FI</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>k) Any Other....</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>Sub-total (A)(2):-</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>B. Public Shareholding</b>									
<i>1. Institutions</i>									
<b>a) Mutual Funds</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>b) Banks / FI</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>c) Central Govt</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>d) State Govt(s)</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>e) Venture Capital Funds</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>f) Insurance Companies</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>g) FIIs</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>h) Foreign Venture Capital Funds</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>i) Others (specify)</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<b>Sub-total (B)(1)</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
<i>2. Non-Institutions</i>									
<b>a) Bodies Corp.</b>									
<b>(i) Indian</b>									
<b>(ii) Overseas</b>									
<b>b) Individuals</b>	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

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(i) Individual shareholders holding nominal share capital upto Rs. 1 lakh (ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh									
c) Others(Specify)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Sub-total (B)(2)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total Public Shareholding (B)=(B)(1)+ (B)(2)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
C. Shares held by Custodian for GDRs & ADRs	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Grand Total (A+B+C)	NIL	1000000	1000000	100%	NIL	1000000	1000000	100%	NIL

#### Shareholding of Promoters

Sr. No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	
1.	TRANSCORP INTERNATIONAL LIMITED THROUGH ITS	9999	0.9999%	NIL	9999	0.9999%	NIL	NIL
2.	RAM NARAYAN DEWANDA JOINTLY WITH	1	0.0001%	NIL	1	0.0001%	NIL	NIL
3.	TRANSCORP INTERNATIONAL LIMITED	990000	99.00%	NIL	990000	99.00%	NIL	NIL
	Total	1000000	100%	NIL	1000000	100%	NIL	NIL

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*i.Change in Promoters' Shareholding (please specify, if there is no change*

Sr. no		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	1000000	100%	1000000	100%
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / Decrease (e.g. allotment / transfer / bonus/ sweat equity etc.):	NIL	NIL	NIL	NIL
	At the End of the year	1000000	100%	1000000	100%

**V.INDEBTEDNESS**

**Indebtedness of the Company including interest outstanding/accrued but not due for payment**

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	NIL	NIL	NIL	NIL
ii)Interest due but not paid	NIL	NIL	NIL	NIL
iii)Interest accrued but not due	NIL	NIL	NIL	NIL
<b>Total(i+ii+iii)</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>
<b>Change in Indebtedness during the financial year</b>				
· Addition	NIL	26.55	NIL	NIL
· Reduction	NIL	-	NIL	NIL
<b>Net Change</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>	<b>NIL</b>
<b>Indebtedness at the end of the financial year</b>				
i)Principal Amount	NIL	26.55	NIL	26.55
ii) Interest due but not paid	NIL	NIL	NIL	NIL
iii) Interest accrued but not due	NIL	-	NIL	-
	<b>NIL</b>	<b>26.55</b>	<b>NIL</b>	<b>26.55</b>

*g*

## VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

### A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

S. no.	Particulars of Remuneration	Name of MD/WTD/ Manager				Total Amount
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961	N.A.	N.A.	N.A.	N.A.	N.A.
2.	Stock Option	N.A.	N.A.	N.A.	N.A.	N.A.
3.	Sweat Equity	N.A.	N.A.	N.A.	N.A.	N.A.
4.	Commission - as % of profit - others, specify...	N.A.	N.A.	N.A.	N.A.	N.A.
5.	Others, please specify	N.A.	N.A.	N.A.	N.A.	N.A.
	Total(A)	N.A.	N.A.	N.A.	N.A.	N.A.
	Ceiling as per the Act					

### B. Remuneration to other directors:

S. no	Particulars of Remuneration	Name of Directors			Total Amount
		Mrs. Avani Kanoi (DIN: 03121949)	Mr. Prasoan Jain (DIN: 10343677)	Mrs. Apra Kuchhal (DIN: 08453955)	
1	Independent Directors · Fee for attending board committee meetings · Commission · Others, please specify	N.A.	N.A.	N.A.	N.A.
	<b>Total (1)</b>	N.A.	N.A.	N.A.	N.A.

2

2	Other Non-Executive Directors	10,000	20,000	20,000	50,000
	· Fee for attending board committee meetings · Commission	Nil Nil	Nil Nil	Nil Nil	Nil Nil
	<b>Total (2)</b>	10,000	20,000	20,000	50,000
	<b>Total(B)= (1+2)</b>	10,000	20,000	20,000	50,000
3	Total Managerial Remuneration	Nil	Nil	Nil	Nil
	<b>Overall Ceiling as per the Act</b>	N.A.	N.A.	N.A.	N.A.

**C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD: N.A**

**VII. PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES:**

Type	Section of the Companies Act	Brief Description	Details of Penalty/ Punishment/ Compounding fees imposed	Authority [RD/NCLT made, /COURT]	Appeal if any (give Details)
<b>A. COMPANY</b>					
Penalty	N.A.	N.A.	N.A.	N.A.	N.A.
Punishment	N.A.	N.A.	N.A.	N.A.	N.A.
Compounding	N.A.	N.A.	N.A.	N.A.	N.A.
<b>B. DIRECTORS</b>					
Penalty	N.A.	N.A.	N.A.	N.A.	N.A.
Punishment	N.A.	N.A.	N.A.	N.A.	N.A.
Compounding	N.A.	N.A.	N.A.	N.A.	N.A.
<b>C. OTHER OFFICERS IN DEFAULT</b>					
Penalty	N.A.	N.A.	N.A.	N.A.	N.A.
Punishment	N.A.	N.A.	N.A.	N.A.	N.A.
Compounding	N.A.	N.A.	N.A.	N.A.	N.A.

*Handwritten signature*

# ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TRANSCORP ESTATES PRIVATE LIMITED

### Report on the Audit of the standalone Financial Statements

#### Opinion

We have audited the accompanying standalone financial statements of Transcorp Estates Private Limited, which comprise 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 ended on that date, including a summary of the 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 (herein referred after as "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 standalone state of affairs ( financial position) of the Company as at March 31, 2026, the standalone Profit/ loss and total comprehensive income/loss ( financial performance), standalone changes in equity and its standalone cash flows for the year ended on that date.

#### Basis for Opinion

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

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the Board's Report including Annexures to Board's Report, but does not include the financial statements and our auditor's report thereon. Our opinion on the standalone financial statements does not cover the other information and we do not



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express any form of assurance conclusion thereon. In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Management's Responsibility for the Standalone Financial Statements

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

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

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

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance,



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but is not a guarantee that an audit conducted in accordance with SAs will always detect a material mis-statement when it exists. Mis-statements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls 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 with reference to standalone financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements. We



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communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

## Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
- d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (Indian Accounting standards) Rules, 2015 as amended.
- e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 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 with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, as the company is a private limited company, provisions of section 197 of the Act are not applicable to the company.



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h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements. Refer note no. 27 to the financial statements.

ii. The Company did not have material foreseeable losses, if any, on long-term contracts including derivative contracts.

iii. The Company had no amounts to be transferred to Investor Education and Protection Fund and consequently there has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

iv. The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts,

a) no funds have been advanced or loaned or invested ( either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries;

b) no funds have been received by the company from any person(s) or entity(ies) including foreign entities ("Funding Parties") with the understanding whether recorded in writing or otherwise, that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries;

Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the above representations under sub clause (i) and (ii) of Rule 11(e) of Companies (Audit and Auditors) Rules, 2014 given by the management contain any material mis-statement.

v) Company has not declared or paid any dividend during the year



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vi) Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated through out the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. The company has preserved the audit trail as per statutory requirements for record retention

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For ANAND JAIN & CO.  
Chartered Accountants  
Firm's Registration No.001857C



(ANAND PRAKASH JAIN)  
Proprietor  
M.No.071045  
**UDIN 26071045NXRIRJ9358**  
Place : Jaipur  
Date: 08/05 /2026



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## ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Transcorp Estates Private Limited of even date)

### Report on the Internal Financial Controls Over Financial Reporting 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 Transcorp Estates Private Limited ("the Company") as of March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

#### Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company 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. 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 respective 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.

#### Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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.



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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 judgement, including the assessment of the risks of material misstatement of the 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 internal financial controls system over financial reporting of the Company.

## 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 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

## 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, to the best of our information and according to the explanations given to us, 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



21/22, Bhriugu Path, Near Prince Hotel and Furniture, Mansarovar, Jaipur- 302020

# ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: [anandjain175@hotmail.com](mailto:anandjain175@hotmail.com)

effectively as at March 31, 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 ANAND JAIN & CO.  
Chartered Accountants  
Firm's Registration No.001857C



(ANAND PRAKASH JAIN)  
Proprietor  
M.No.071045  
Place : Jaipur  
Date: 08 /05 / 2026

UDIN 26071045NXRIRJ9358

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**ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT (Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Transcorp Estates Private Limited of even date)**

i. In respect of the Company's Property, Plant and Equipments :

(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipments and investment property.

(b) The Company has no intangible assets, hence question of maintaining proper record showing full particulars of intangible assets does not arise.

(c) The Company has a program of verification to cover all the items of fixed assets in a phased manner over a period of three years. Pursuant to the program, certain fixed assets were physically verified by the management during the year. According to the information and explanations given to us, discrepancies noticed on such physical verification were properly dealt with in the books of account.

(d) In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(e) According to the information and explanations given to us, the records examined by us and based on the examination of the conveyance deeds / registered sale deed provided to us, we report that, the title deeds, of immovable properties held as on 31<sup>st</sup> March, 2026 are held in the name of the Company.

(f) The company has not revalued its Property, Plant and Equipments, including investment property, during the year. There was no right of use assets or intangible assets.

(g) As per the information and explanations given, no proceedings have been initiated during the year or are pending against the company as at 31<sup>st</sup> March, 2026 for holding any benami Property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and rules made thereunder.

ii. In respect of company's Inventory:

a) Company had no Inventory during the year .



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b) As per book records and information available to us as well as explanations given, during any point of time of the year, the company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets, hence reporting under clause 3(ii)(b) of the Order is not applicable.

iii. According to the information and explanations given to us, the Company has made investments in, provided guarantee or security or granted loans or advances in nature of loan, secured or unsecured, to companies, firms, limited liability partnership or any other parties.

a) the company has made investment in, provided loans or advances in nature of loans during the year. Relevant information is as under: (Rs. In lakhs)

	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided during the year			759.95	
Subsidiaries			-	
Joint Ventures			-	
Associates*			743.95	
Others			16.00	
Balance outstanding as at balance sheet date in respect of above cases			(including interest accrued)	
Subsidiaries			28.70	
Joint Ventures			-	
Associates**			3058.09	
Others			76.03	

\*Loan to fellow subsidiary

\*\*Associate includes holding company



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(b) In our opinion, the investments made and the terms and conditions of the grant of all loans and advances in the nature of loans, during the year are, prima facie, not prejudicial to the Company's interest.

(c) Schedule of repayment of principal and payment of interest has not been stipulated as loans have been granted on current account basis, as repayable on demand. Repayments and receipts of interest during the year are regular whenever demanded.

(d) There were no overdue amount for more than 90 days in the absence of stipulations for repayment of principal and interest in respect of loans granted.

(e) No loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties. Loans have been granted on current account basis

(f) According to the information and explanation given to us and on the basis of our examination of the records of the company, Company has granted loans and advances in nature of loan repayable on demand or without specifying the terms or period of repayment details of which are as follows as at the end of year: (RS. In lacs)

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans			/holding co.
- Repayable on demand (A)	759.95	0	743.95
- Agreement does not specify any terms or period of repayment (B)	NA	NA	NA
Total (A+B)	759.95	0	743.95
Percentage of loans/advances in nature of loans to the Total loans	100%	100%	100%
Balance at year end excluding interest accrued	2933.03	299.50	2563.53

iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act with respect to grant of loans, making investments, giving guarantees and providing securities, to the extent 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. As per the information &



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explanations given to us no order has been passed by Company Law Board, or National Company Law Tribunal or Reserve Bank of India or any Court or any other tribunal in this respect and hence question of its compliance does not arise.

vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act for the business activities carried out by the Company, thus reporting under clause 3(vi) of the order is not applicable to the Company.

vii. (a) According to the information and explanations given to us, and on the basis of our examination of the records of the Company, Company has generally been regular in depositing with appropriate authorities amount deducted/ accrued in the books of accounts in respect of undisputed statutory dues including Goods and Service Tax , Provident Fund, Employees' State Insurance, Income Tax, Sales Tax , Service Tax, duty of Customs duty of excise, value added tax, Cess and other material statutory dues as are applicable to it.

(b) According to the information and explanations given to us, there were no arrears/dues of undisputed amounts payable in respect of Goods and Service Tax , Provident Fund, Employees' State Insurance, Income Tax, Sales Tax , Service Tax, duty of Customs duty of excise, value added tax, Cess and other material statutory dues as at March 31, 2026 for a period of more than six months from the date they became payable.

(c) There were no statutory dues referred to in para (a) above which have not been deposited on account of any dispute , hence the reporting requirements under clause (vii) of the order are not applicable to the Company

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. (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender including banks, financial institutions and government during the year.

(b) According to the information and explanations given to us and on the basis of our audit procedures we report that the Company has not been declared willful defaulter by any bank or financial institution or government or any government authority or any other lender

(c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

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



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(e) ) Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures . Company has no subsidiary.

(f) The company has not raised loans during the year on pledge of securities held in its subsidiaries, Joint venture or associate companies.

x. (a) The Company did not raise any money by way of 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) To the best of our knowledge and according to the information and explanations given to us, no material fraud by the Company or 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 upto the date of this report..

(c) To the best of our information and explanations given to us no whistle blower complaints were received by the company.

xii In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and hence reporting under clause 3 (xii) of the Order is not applicable to the Company.

xiii. In our opinion and according to the information and explanations given to us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv. In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act , 2013.

xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its Directors or persons connected to its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company

xvi. (a) In our opinion and based on the explanations given to us by the management the Company is not required to get itself registered under section 45-IA of the Reserve Bank of



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India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.

(b) 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 any cash losses in the financial year and in the immediate preceding financial year.

xviii. To the best of our knowledge there has not been any resignation of statutory auditor during the year.

xix On the basis of the financial ratios, ageing and expected dates of realisation 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

xx. Company has fully spent its required CSR amount by contributing the amount to NGO and as such there is no unspent amount in the hands of Company in respect of ongoing projects or other than ongoing projects required to be reported under clause 3(xx)(a) and (b) of the Order. Company has confirmed that there is no unspent CSR amount requiring transfer to a fund specified in Schedule VII of The Companies Act, 2013 or to a special account

For ANAND JAIN & CO.  
Chartered Accountants  
Firm's Registration No. 001857C



(ANAND PRAKASH JAIN)

Proprietor

M.No.071045

Place: Jaipur

Date: 08/ 05 /2026

UDIN 26071045NXRIRJ9358



**Transcorp Estates Private Limited**  
**Standalone Balance Sheet as at 31st March, 2026**

	Particulars	Note No.	As at 31.03.2026	As at 31.03.2025
	<b>ASSETS</b>			
1)	<b>Non-current assets</b>			
	(a) Property, Plant and Equipment	2	0.03	0.03
	(b) Capital work-in-progress		-	-
	(c) Investment Property	3	32.09	32.09
	(d) Investment in associate accounted for using equity method	4	241.49	241.71
	(e) Financial Assets			
	(i) Investment	4	1,370.46	1,282.11
	(ii) Others	5	-	-
	(f) Other non current assets	6	0.10	0.10
	<b>Total Non Current Assets</b>		<b>1,644.17</b>	<b>1,556.05</b>
2)	<b>Current assets</b>			
	(a) Inventories -Land		-	-
	(b) Financial Assets			
	(i) Trade Receivable	7	-	-
	(ii) Cash and cash equivalents	8	3.62	12.16
	(iii) Bank balances other than (ii) above	9	-	-
	(iv) Loans	10(a)	3,162.82	2,678.90
	(v) Others	10(b)	0.55	353.61
	(c) Current Tax Assets (Net)		45.98	31.14
	(d) Other current assets	11	-	-
	<b>Total Current Assets</b>		<b>3,212.97</b>	<b>3,075.81</b>
	<b>Total Assets</b>		<b>4,857.14</b>	<b>4,631.86</b>

	<b>EQUITY AND LIABILITIES</b>			
	<b>Equity</b>			
	(a) Equity Share capital	12	100.00	100.00
	(b) Other Equity	13	4,572.92	4,384.13
	<b>Total Equity</b>		<b>4,672.92</b>	<b>4,484.13</b>
	<b>LIABILITIES</b>			
1)	<b>Non-current liabilities</b>			
	(a) Financial Liabilities			
	(i) Other financial liabilities	14	-	-
	(b) Deferred tax liabilities (Net)		100.56	86.33
	(c) Other non-current liabilities			
	(d) Deferred Revenue			
	<b>Total Non Current Liabilities</b>		<b>100.56</b>	<b>86.33</b>
2)	<b>Current liabilities</b>			



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(a) Financial Liabilities			
(i) Borrowings	15	26.55	-
(ii) Trade payable		-	-
a) Total outstanding dues of micro enterprises & small enterprises		-	-
b) Total outstanding dues of creditors other than micro enterprises & small enterprises		-	-
(iii) Other financial liabilities	16	3.94	0.06
(b) Other current liabilities	17	0.41	0.14
(c) Provisions	18	1.01	-
(c) Current Tax Liabilities (Net)	19	51.75	61.20
<b>Total Current Liabilities</b>		<b>83.66</b>	<b>61.40</b>
<b>Total Equity and Liabilities</b>		<b>4,857.14</b>	<b>4,631.86</b>

Significant Accounting Policies

Ratios

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Other Explanatory information

27

The accompanying notes 1-27- are an integral part of financial statements

As per our report of even date

For ANAND JAIN & CO.,

CHARTERED ACCOUNTANTS

FRN 001857C

(ANAND PRAKASH JAIN)

PROPRIETOR

M.NO. 071045

DATE:08/05/2026

PLACE: JAIPUR

UDIN 26071045N2RI RJ9358



Avani Kanoi

Director

(DIN: 03121949)

Prasoos Jain

Director

(DIN: 10343677)

Transcorp Estates Private Limited

STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026

	PARTICULARS	Note No.	Year ended 31.03.2026	Year Ended 31.03.2025
I	Revenue from operations	19	-	-
II	Other income	20	298.11	305.04
III	<b>Total Income (I + II)</b>		<b>298.11</b>	<b>305.04</b>
IV	<b>Expenses:</b>			
	(Increase)/Decrease in Inventories of Stock in Trade	21	-	
	Employee benefits expense	22	54.19	30.68
	Finance costs	23	1.38	7.61
	Depreciation	24	-	-
	Other expenses	25	33.87	20.03
	<b>Total expenses (IV)</b>		<b>89.43</b>	<b>58.32</b>
V	<b>Profit(Loss) before share of profit(loss) of an associate and exceptional items(III-IV)</b>		<b>208.67</b>	<b>246.72</b>
VI	<b>Share of profit(loss) from associate</b>		-0.23	953.91
VII	<b>Profit before exceptional items &amp; tax(V-VI)</b>		<b>208.45</b>	<b>1,200.63</b>
VIII	Exceptional Items			
IX	<b>Profit/(loss) before tax (VII-VIII)</b>		<b>208.45</b>	<b>1,200.63</b>
	Tax expense:			
	Current tax		51.75	61.20
	Income tax for earlier year(Net)		-9.26	0.13
X	<b>Total Tax Expenses</b>		<b>42.49</b>	<b>61.33</b>
XI	<b>Profit/(loss) for the period from continuing operations (IX-X)</b>		<b>165.96</b>	<b>1,139.31</b>
XI	Profit/(Loss) from discontinued operations		-	
XII	Tax expense of discontinued operations		-	
XIII	<b>Profit/(Loss) from discontinued operations (after tax) (XI+XII)</b>		-	
XIV	<b>Profit/(loss) for the period (XI+XIII)</b>		<b>165.96</b>	<b>1,139.31</b>
XV	<b>Other Comprehensive Income</b>			
	A(i) Items that will not be reclassified to profit or loss			
	Changes in the fair value of FVOCI Equity Instruments		26.64	-15.35
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-3.81	9.59
	B(i) Items that will be reclassified to profit or loss			
	(ii) Income tax relating to items that will be reclassified to profit or loss			
XVI	<b>Total Comprehensive Income for the period (XIV+XV) (Comprising Profit(Loss) and Other Comprehensive Income for the period) -</b>		<b>188.79</b>	<b>1,133.54</b>
	<b>Paid up Equity Share Capital( Face Value RS. 2/- per share</b>		<b>100.00</b>	<b>100.00</b>



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	Reserves excluding revaluation reserve as per balance sheet of previous accounting year(Other equity)			
XVII	Earnings per equity share (for continuing operation):			
	(1) Basic		16.60	113.93
	(2) Diluted		16.60	113.93
	Weighted Average no. of Equity Shares		10,00,000	10,00,000
	Weighted Average no. of Equity Shares for dilutive EPS		10,00,000	10,00,000

Significant Accounting Policies

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Ratios

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Other Explanatory information

27

The accompanying notes 1-27 are an integral part of financial statements

As per our report of even date

For ANAND JAIN & CO.,  
CHARTERED ACCOUNTANTS

FRN 001857C

FOR AND ON BEHALF OF BOARD  
OF DIRECTORS



(ANAND PRAKASH JAIN)

PROPRIETOR

M.NO. 071045

DATE:08/05/2026

PLACE: JAIPUR

UDIN 26071045N2RIRJ9358




Avani Kanoi

Director

(DIN: 03121949)



Prasoan Jain

Director

(DIN: 10343677)

**Transcorp Estates Private Limited**  
**Standalone Balance Sheet as at 31st March, 2026**  
**Statement of Changes in Equity**

(Amount in Rupees)

	Changes in equity share capital during the year	Balance as at 31st March, 2026	Changes in equity share capital during the year	Balance as at 31st March, 2025
Balance as at April 1, 2025	-	100.00	-	100.00

**B. Other Equity**

Particulars	Share application money pending allotment	Equity component of compound financial instruments	Securities Premium Reserve	General Reserve	Retained Earnings	Debt instruments through Other Comprehensive income	Equity Instruments through Other Comprehensive income	Other items of Other Comprehensive Income (specify nature)	Money received against share warrants	Total
Balance as at 31.03.2024	-	-	2,752.20	-	719.46	-	228.93	-	-	3,700.59
Total Comprehensive Income for the year 31.03.2025	-	-	-	-	1,139.31	-	-5.76	-	-	1,133.54
Dividend paid - interim	-	-	-	-	-450.00	-	-	-	-	-450.00
Balance as at 31.03.2025	-	-	2,752.20	-	1,408.76	-	223.17	-	-	4,384.13
Total Comprehensive Income for the year 31.03.2026	-	-	-	-	165.96	-	22.83	-	-	188.79
Balance as at 31.03.2026	-	-	2,752.20	-	1,574.72	-	246.00	-	-	4,572.92

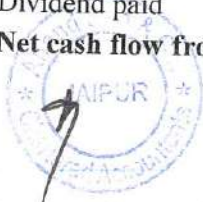
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**TRANSCORP ESTATES PRIVATE LIMITED**  
**(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)**

**Standalone Balance Sheet as at 31st March, 2026**

	<u>31.03.2026</u>	<u>31.03.2025</u>
<b><u>I Cash flows from operating activities</u></b>		
Net profit before tax and extraordinary items	208.45	1,200.63
Adjustments for :		
Depreciation	-	-
Bad-debts	-	0.88
Interest expense	1.38	7.61
Share in( profit) /loss of partnership firm	0.23	-953.91
Dividends/ income from investments	0.22	-21.04
Dividend from unlisted shares	-7.50	-25.00
Unrealised gain on fair value conversation of investment(net of amounts pending for adjustment)	-32.57	-31.75
Interest received	-258.00	-227.24
<b>Operating profit before working capital changes</b>	<b>-87.81</b>	<b>-49.83</b>
Adjustments for :		
Other current / financial liabilities	5.16	-1.35
Short term loans and advances	-483.92	-1,140.61
Other non current assets	-	-
Other current financial assets	353.06	705.00
Cash generated from operations	<b>-213.51</b>	<b>-486.79</b>
Direct taxes paid	-66.60	-37.30
<b>Net cash flow from operating activities</b>	<b>-280.11</b>	<b>-524.09</b>
<b><u>II Cash flows from investing activities</u></b>		
Withdrawal of capital and profits of partnership firm	0.00	826.17
Investment in preference shares	-55.00	-42.46
Investment(-)/ redemption (+) in Mutual funds/AIF's	35.80	42.34
Dividends on unlisted shares	7.50	25.00
Investment in /sale proceeds of unlisted shares	-10.25	-
Interest received	258.00	227.24
Dividends/income from AIF's	10.34	69.42
<b>Net cash flow from investing activities</b>	<b>246.40</b>	<b>1,147.71</b>
<b><u>III Cash flows from financing activities</u></b>		
Proceeds from issue of share capital/warrants/premium		
Proceeds from short term borrowings(Net of repayments)	26.55	-191.29
Proceeds from long term borrowings(Net of Repayments)		-
Interest expense	-1.38	-7.61
Dividend paid	-	-450.00
<b>Net cash flow from financing activities</b>	<b>25.17</b>	<b>-648.90</b>



Net increase /(decrease)in cash and cash equivalents	-8.54	(25.29)
Cash and cash equivalents (opening)	12.16	37.44
<b>Cash and cash equivalents (closing)</b>	<b>3.62</b>	<b>12.16</b>

**Components of Cash and Cash Equivalents**

Cash in hand	-	-
Bank balances in current accounts	3.62	12.16
Bank deposits with maturity less than 3 months	-	-
	<b>3.62</b>	<b>12.16</b>

**Notes:**

- 1.The above cash flow statement has been compiled from and is based on the balance sheet as at 31.03.2026 and the related statement of profit and loss for the year ended on that date.
- 2.The above cash flow statement has been prepared as per IND AS 7 Statement of Cash Flows. Indirect method has been followed for presenting cash flows from operating activities.
- 3.Cash and cash equivalents for the purpose of cash flow statement comprises cash at bank and short-term investments with an original maturity of three months or less.
4. Effects of non cash items viz unrealised gains/loss on present value conversion and others, on the investment and financial activities cash flows, is included above by seperately showing the same in operating activities .

As per our annexed report of even date

For ANAND JAIN & CO.  
FRN 001857C  
Chartered Accountants

FOR AND ON BEHALF OF  
BOARD OF DIRECTORS



(ANAND PRAKASH JAIN)  
PROPRIETOR  
M.No. 071045

PLACE: JAIPUR  
DATE: 08/05/2026

UDIN 26071045HXRIJ9358




Avani Kanoi  
Director

(DIN: 03121949)

Prasoon Jain  
Director

(DIN: 10343677)

Transcorp Estates Private Limited  
 Standalone Balance Sheet as at 31st March, 2026  
 Notes to financial statements  
 Note 2

**Non Current Assets- Property, Plant & Equipment**

Particulars	GROSS BLOCK			DEPRECIATION				Net Block		
	1.4.2025	Additions during the year	deletion/write offs	As at 31.03.2026	Till 01.04.2025	During the year	deletion/write offs	Till 31.03.2026	As at 31.03.2026	As at 31.03.2025
Furniture and Fixtures	-	-	-	-	-	-	-	6	26	25
Office Equipments	-	-	-	-	-	-	-	-	-	-
Computers	0.33	-	-	0.33	0.30	-	-	0.30	0.03	0.03
<b>Total</b>	<b>0.33</b>	<b>-</b>	<b>-</b>	<b>0.33</b>	<b>0.30</b>	<b>-</b>	<b>-</b>	<b>0.30</b>	<b>0.03</b>	<b>0.03</b>

1. Useful lives of Property, Plant and Equipment as per Schedule II to Companies Act, 2013

- a) Office Equipments 5 years
- b) Computers 3 years



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Transcorp Estates Private Limited

Standalone Balance Sheet as at 31st March, 2026

Notes to financial statements

Note 3

Investment Property

Particulars	As at 31.03.2026	As at 31.03.2025
<b>LEASEHOLD LAND</b>		
At the beginning of the year	32.09	32.09
Additions/ (Disposals)		
Acquisitions		
Disposals	-	-
Reclassification from/to held for sale		
Other Adjustments(specify)		
Additions/(Disposals)		
At the end of the year	32.09	32.09
Accumulated impairment as at the beginning of the year		
Disposals		
Impairment/(reversal) of impairment		
Reclassification from/to held for sale		
Other Adjustments(specify)		
Accumulated impairment as at the end of the year		
Net carrying amount as at the end of the year (B)	32.09	32.09



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Transcorp Estates Private Limited  
 Standalone Balance Sheet as at 31st March, 2026  
 Notes to financial statements

Note: 4

Non Current Financial Assets - Investments

Particulars	As at 31.03.2026	As at 31.03.2025
<b>Equity instruments (Fully paid-up)</b>		
<b>Quoted</b>		
<b>At FVOCI</b>		
TCI Industries Ltd. No. of Shares	24,000.00	24,000.00
Face value each share	10.00	10.00
Value	321.84	295.20
<b>Unquoted</b>		
<b>At FVOCI</b>		
Bhoruka Investment Ltd. No. of Shares	5,00,000.00	5,00,000.00
Face value each share	10.00	10.00
Value	170.00	170.00
TCI Bhoruka Projects Ltd. No. of Shares	50,000.00	50,000.00
Face value each share	10.00	10.00
Value	-	-
RITCO Travels and Tours Private Ltd.	6,47,500.00	6,47,500.00
Face value each share	10.00	10.00
Value	194.25	194.25
GFCL EV Products Limited	25,000.00	-
Face value each share	10.00	-
Value	10.25	-
<b>Total(equity instruments)</b>	374.50	364.25
	696.34	659.45
<b>Preference Shares (Fully paid-up)</b>		
<b>Unquoted</b>		
<b>At FVTPL(At amortised cost)</b>		
TCI Industries Ltd. - No. of shares	93,163.00	85,663.00
Face Value per share	100.00	100.00
Value	609.12	535.59
Moving Tech Innovations Private Limited - 0.01% PRE SERIES A1 CCPS 16JN45	79,189.00	-
Face value each share	10.00	-
Value	25.00	-
<b>Total (Preference Shares)</b>	634.12	535.59
<b>Capital in partnership firm</b>		
<b>At Cost , adjusted for share in profit/loss</b>		
UTKARSH*	241.49	241.71
<b>Total(partnership firm)</b>	241.49	241.71
<b>MUTUAL FUNDS EQUITY/AIFS ( At FVTPL)</b>		
(Under lien for loan taken IIFL Wealth Finance Limited)	-	47.07
<b>Total Mutual funds</b>	-	47.07
Convertible Promissory Note- Food Cloud P Ltd	40.00	40.00
<b>Total Investments</b>	1,612.95	1,523.83
<b>Total Non-Current Investments</b>		
(a) Aggregate amount of quoted investments and market value thereof	321.84	295.20
(b) Aggregate amount of unquoted investments	1,291.11	1,228.63
(c) Aggregate amount of impairment in value of quoted investments	-26.64	22.80
<b>*Name of Firm - UTKARSH</b>	<b>Capital Balance</b>	<b>Ratio of Profit %</b>
		<b>Ratio of Profit %</b>



2

Name of Partners	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025
Shri Ashok Kumar Agarwal	0.01	0.01	0.00	0.00
Shri Ashish Agarwal	0.17	0.17	0.00	0.00
Shri Kiran Shetty	139.57	139.67	20.89	20.89
Shri Nikhil Kaul	59.42	59.46	9.04	6.97
Shri Ayan Agarwal	31.74	31.76	4.77	4.77
Ashok Kumar & Sons HUF	33.48	33.50	4.68	4.68
Transcorp Estates Private Limited	241.49	241.71	44.23	46.30
Log Lab Ventures Private Limited	59.97	60.00	5.96	5.96
Mrs. Teena Dani	6.50	6.51	2.08	2.08
Mr. Sanjay Gupta	14.96	14.97	1.71	1.71
Mr. Umang Saxena	15.01	15.02	1.71	1.71
Mr. Neelam Mehrotra	6.50	6.51	2.08	2.08
Mr. Sitesh Prasad	21.07	17.37	0.96	0.96
Mr. Rachna Todi	13.96	13.97	0.77	0.77
Mr. Vikas Agarwal	13.93	13.94	0.77	0.77
Ms. Kanika Agarwal	8.01	8.01	0.35	0.35
<b>Total Capital of Firm</b>	<b>665.77</b>	<b>662.59</b>	<b>100.00</b>	<b>100.00</b>

**Note 5 - Other Financial assets**

Particulars	As at 31.03.2026	As at 31.03.2025
Other Financial Assets	-	-



*Handwritten signature or mark.*

Transcorp Estates Private Limited  
 Standalone Balance Sheet as at 31st March, 2026  
 Notes to financial statements  
 Note 6

Other Non Current Assets

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Electricity Security Deposit	0.10	0.10
<b>Total</b>	<b>0.10</b>	<b>0.10</b>

Note7

Current Financial Assets-Trade Receivables

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Unsecured, Considered good	-	-
<b>Total</b>	<b>-</b>	<b>-</b>
<b>Ageing Schedule</b>		
<b>Undisputed, considered good</b>		
Outstanding for less than six months from due date of payment	-	-
Outstanding for 6 months - 1 year from due date of payment	-	-
Outstanding for 1-2 years from due date of payment	-	-
Outstanding for 2-3 years from due date of payment	-	-
Outstanding for more than 3 from due date of payment	-	-
<b>Total</b>	<b>-</b>	<b>-</b>
<b>Disputed, considered good</b>		
Outstanding for less than six months from due date of payment	-	-
Outstanding for 6 months - 1 year from due date of payment	-	-
Outstanding for 1-2 years from due date of payment	-	-
Outstanding for 2-3 years from due date of payment	-	-
Outstanding for more than 3 from due date of payment	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

Note8

Cash and Cash Equivalents

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Balances with banks	-	-
In current accounts	3.62	12.16
Cash in hand	-	-
<b>Total</b>	<b>3.62</b>	<b>12.16</b>

Transcorp Estates Private Limited

Standalone Balance Sheet as at 31st March, 2026  
 Notes to financial statements

Note9

Bank balances other than cash and cash equivalents

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Encumbered FDR with bank	-	-
Interest accrued on above	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

Note 10(a)

Current Financial Assets- Loans

PARTICULARS	As at 31.03.2026	As at 31.03.2025
<b>Loans to related parties- Unsecured, considered good, repayable on demand</b>		
Transcorp International Ltd. - Holding co.	299.50	632.50
Interest receivable from holding co	45.71	-
Ritco Travels and Tours Private Limited - Fellow Subsidiary	28.50	43.50
Interest receivable from fellow subsidiary	0.20	-
Bhoruka Investment Limited	2,535.03	1,921.38
Interest receivable from Bhoruka Investment Ltd	177.85	-
<b>TOTAL</b>	<b>3,086.79</b>	<b>2,597.38</b>
<b>% OF TOTAL LOANS OUTSTANDING</b>	<b>97.60</b>	<b>96.96</b>
<b>Loans to others- unsecured, considered good repayable on demand</b>		
Interest receivable on loan to others	70.00	75.00
<b>Total</b>	<b>6.03</b>	<b>6.51</b>
<b>Total</b>	<b>3,162.82</b>	<b>2,678.90</b>

Note 10(b)

Current Financial Assets- Others

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Amount receivable from holding co. Transcorp International Limited against transfer of immovable properties- Promoter	-	353.61
Advance to Mrs. Yamini Agarwal	-	-
Amount receivable from fellow subsidiary Ritco Travels and Tours Private Limited	0.55	-
<b>Total</b>	<b>0.55</b>	<b>353.61</b>

Note 11

Other Current Assets

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Prepaid expenses	-	-
<b>Total</b>	<b>-</b>	<b>-</b>



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Transcorp Estates Private Limited  
 Standalone Balance Sheet as at 31st March, 2026  
 Notes to Financial Statement

**Note13**

**Other Equity**

<b>PARTICULARS</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>
Securities Premium Account	2,752.20	2,752.20
Retained Earnings	1,574.72	1,408.76
Other Reserves- FVTOCI Reserves	246.00	223.17
<b>Total Other equity</b>	<b>4,572.92</b>	<b>4,384.13</b>

**Note14**

**Non Current Financial Liabilities- Others**

<b>PARTICULARS</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>
<b>Secured</b>		
Security Deposits	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

**Note15**

**Current Financial Liabilities- Borrowings**

<b>PARTICULARS</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>
<b>Loans from related parties (Repayable on demand)(Unsecured)</b>		
Ayan Fintrade Private Limited	26.55	-
<b>Loan from other parties</b>		
From Others - Repayable on demand	-	-
<b>Total</b>	<b>26.55</b>	<b>-</b>



*a*

TRANSCORP ESTATES PRIVATE LIMITED  
 Standalone Balance Sheet as at 31st March, 2026  
 Notes to Financial Statement

Note 12

a) Share Capital

PARTICULARS	As at 31.03.2026		As at 31st March, 2025	
	No.	Amount	No.	Amount
<b>Authorised</b>				
1 Equity Shares of Rs. 10/- each	10,00,000	100.00	10,00,000	100.00
<b>Subscribed &amp; Paid up</b>				
1 Equity Shares of Rs. 10/- each fully paid	10,00,000	100.00	10,00,000	100.00
<b>Total</b>	<b>10,00,000</b>	<b>100.00</b>	<b>10,00,000</b>	<b>100.00</b>

100000

b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

PARTICULARS	As at 31.03.2026	As at 31st March, 2025
	No.	No.
Equity Shares outstanding at the beginning of the year	10,00,000	10,00,000
Equity Shares Issued during the year	-	-
Equity Shares bought back during the year	-	-
Equity Shares outstanding at the end of the year	10,00,000	10,00,000

c) The Company has only one class of shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pay dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the annual general meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by shareholders.

d) 1000000 Equity Shares (Previous year 1000000 Equity shares) of Rs. 10/ each are held by Transcorp International Ltd., the holding company.

e) Shareholder holding more than 5% of shares and Promoters Holding and change therein

NAME OF SHAREHOLDER/PROMOTER	As at 31.03.2026		As at 31st March, 2025		% Change during the year
	No. of Shares held	Amount	No. of Shares held	Amount	
Equity shares of Rs.10 each fully paid up					
Transcorp International Limited- Promoter	10,00,000	100	10,00,000	100	NIL
% Holding of Shares	100%		100%		NIL

As per records of the Company, including its register of shareholders/members and other declarations received above shareholding represents both legal and beneficial ownership of shares



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Transcorp Estates Private Limited  
 Standalone Balance Sheet as at 31st March, 2026  
 Notes to financial statements

**Note16**

**Other Financial Liabilities**

<b>PARTICULARS</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>
Other Liabilities- Expenses payable(Rs.394281- payable to holding company)	3.94	0.06
Interest accrued but not due on unsecured loan	-	-
<b>Total</b>	<b>3.94</b>	<b>0.06</b>

**Note17**

**Other Current Liabilities**

<b>PARTICULARS</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>
ITDS payable	0.50	0.23
GST payable	-0.09	-0.09
<b>Total</b>	<b>0.41</b>	<b>0.14</b>

**Note18**

**Provision**

<b>PARTICULARS</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>
Provision for gratuity - opening balance	-	-
Addition during the year	1.01	-
Reduction during the year	-	-
<b>Total</b>	<b>1.01</b>	<b>-</b>

**Note19**

**Current Tax Liabilities**

<b>PARTICULARS</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>
Provision for Taxation - Opening Balance	61.20	21.00
Addition during the year	51.75	61.20
Deletion during the year	-61.20	21.00
<b>Total</b>	<b>51.75</b>	<b>61.20</b>



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**Transcorp Estates Private Limited**

**STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026**

**Notes to financial statements**

**Note No. 19 -Revenue from operations**

<b>PARTICULARS</b>	<b>Year ended 31.03.2026</b>	<b>Year Ended 31.03.2025</b>
Rent Received		-
Sale of property		-
<b>TOTAL</b>		-

**Note No. 20 -Other Income**

<b>PARTICULARS</b>	<b>Year ended 31.03.2026</b>	<b>Year Ended 31.03.2025</b>
Interest on short term loan and advances	7.01	6.53
Interest on short term loan and advances to holding co.	50.79	48.54
Interest on short term loan and advances to fellow subsidiary	2.59	10.30
Interest on short term loan and advances to other related parties	197.61	161.83
Interest on Bank FDR	-	0.06
Dividends	7.50	25.00
Income from AIF	-0.22	23.45
Unrealised gains on fair value conversion of investments (Net of tax impact )	32.57	31.75
IIFL Expenses	-	-2.41
Miscellaneous Income	0.25	-
<b>TOTAL</b>	<b>298.11</b>	<b>305.04</b>

**Note No. 21 - Increase / Decrease in stock**

<b>PARTICULARS</b>	<b>Year ended 31.03.2026</b>	<b>Year Ended 31.03.2025</b>
Opening stock	-	-
Closing Stock	-	-
<b>Increase / Decrease in stock</b>	<b>-</b>	<b>-</b>

**Note No. 22 - Employee benefits expense**

<b>PARTICULARS</b>	<b>Year ended 31.03.2026</b>	<b>Year Ended 31.03.2025</b>



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Salaries and allowances	53.18	30.68
Gratuity	1.01	-
Staff Welfare	-	-
<b>TOTAL</b>	<b>54.19</b>	<b>30.68</b>

**Transcorp Estates Private Limited**

**STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026**

**Note No. 23 - FINANCE COST**

PARTICULARS	Year ended 31.03.2026	Year Ended 31.03.2025
Interest	1.38	7.61
Other borrowing cost	-	-
	<b>1.38</b>	<b>7.61</b>

**Note No. 24 - DEPRECIATION**

PARTICULARS	Year ended 31.03.2026	Year Ended 31.03.2025
On Property, plant & equipment	-	-
On Investment Property	-	-
	-	-

**Note No. 25 - OTHER EXPENSES**

PARTICULARS	Year ended 31.03.2026	Year Ended 31.03.2025
Travelling Expenses	12.49	5.21
Legal & Professional Expenses	3.67	6.69
Directors sitting fees	0.59	0.65
Electricity and Water	0.58	0.58
Repair & Maintenance	2.30	2.30
Miscellaneous Expenses	0.04	0.02
Bank Charges	0.02	0.02
Telephone Expenses.	0.95	0.95
Payment to Auditors- For Audit fee	1.60	1.34
- Limited review	0.54	0.47
- For Taxation matters	0.25	0.21
- For Certifications	0.36	0.31
- GST on above	0.49	0.42
Bad Debts	-	0.88
CSR donation	10	-
	<b>33.87</b>	<b>20.03</b>



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**Transcorp Estates Private Limited**  
**Standalone Balance Sheet as at 31ST MARCH, 2025**  
**Note No. 26 - Ratios**

PARTICULARS	Num	AS ON 31.03.2026	AS ON 31.03.2025	% VARIANCE	REASONS FOR VARIANCE (Change by more than 25% as compared to preceding year)
<b>CURRENT RATIO</b>					
CURRENT ASSETS	N	3,212.97	3,075.81		Due to increase in borrowings repayable on demand
CURRENT LIABILITIES	D	83.66	61.40		
CURRENT RATIO		38.41	50.09	-23.33	
<b>DEBT-EQUITY RATIO</b>					
LONG TERM DEBT		-	-		Due to NIL debt in previous year
SHORT TERM DEBT		26.55	-		
TOTAL DEBT	N	26.55	-		
SHAREHOLDERS EQUITY	D	4,672.92	4,484.13		
DEBT-EQUITY RATIO		0.01	-	NA	
<b>DEBT SERVICE COVERAGE RATIO</b>					
NET PROFIT AFTER TAX		165.96	1,139.31		Due to NIL Debt during previous year
DEPRECIATION		-	-		
INTEREST		1.38	7.61		
EARNING AVAILABLE FOR DEBT SERV	N	167.34	1,146.92		
DEBT SERVICE	D	26.55	-		
DEBT SERVICE COVERAGE RATIO		6.30	NA	100.00	
<b>RETURN ON EQUITY RATIO</b>					
NET PROFIT AFTER TAX	N	165.96	1,139.31		Due to decrease in net profit . During the year company's share of profit from associate was (-) 0.23 lakhs against the share in profit of associate of Rs.953.91 lakhs in previous year
SHAREHOLDER'S EQUITY	D	4,672.92	4,484.13		
RETURN ON EQUITY RATIO		3.55	25.41	-86.02	
<b>INVENTORY TURNOVER RATIO</b>					
COST OF GOODS SOLD	N	-	-		There being no inventory and sale of goods during the year
AVERAGE INVENTORY	D	-	-		
INVENTORY TURNOVER RATIO		NA	NA	NA	
<b>TRADE RECEIVABLES TURNOVER RATIO</b>					
TOTAL SALES	N	-	-		There being no inventory and sale of goods during the year
TRADE RECEIVABLES	D	-	-		
TRADE RECEIVABLES TURNOVER RATIO		NA	NA	NA	
<b>TRADE PAYABLE TURNOVER RATIO</b>					
NET PURCHASES	N	-	-		NOT APPLICABLE
AVERAGE TRADE PAYABLES	D	-	-		
TRADE PAYABLE TURNOVER RATIO		NA	NA	NA	
<b>NET CAPITAL TURNOVER RATIO</b>					
NET SALES	N	-	-		Due to there being no sale of goods during the year
WORKING CAPITAL(Current assets minus current liabilities)	D	3,129.31	3,014.41		
NET CAPITAL TURNOVER RATIO		NA	NA	NA	



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<b>NET PROFIT RATIO</b>					
NET PROFIT	N	165.96	1,139.31		
NET SALES	D	-	-		
NET PROFIT RATIO		NA	NA	NA	Due to decrease in net profit . During the year company's share of profit from associate was (-)0.23 lakhs against the share in profit of associate of Rs.953.91 lakhs in previous year
<b>RETURN ON CAPITAL EMPLOYED</b>					
EARNING BEFORE INTEREST AND TAX					
NET PROFIT BEFORE TAX		208.45	1,200.63		
INTEREST		1.38	7.61		
TOTAL	N	<b>209.83</b>	<b>1,208.24</b>		
CAPITAL EMPLOYED					
TOTAL ASSETS		4,857.14	4,631.86		
less: CURRENT LIABILITIES		83.66	61.40		
TOTAL- CAPITAL EMPLOYED	D	<b>4,773.48</b>	<b>4,570.46</b>		
RETURN N CAPITAL EMPLOYED		0.04	0.26	-83.37	
<b>RETURN ON INVESTMENT</b>					
EQUITY - LISTED - INVESTMENT GAIN METHOD					
VALUE AS AT THE END OF YEAR		321.84	295.20		
VALUE AS AT THE BEGINNING OF YEAR		295.20	318.00		
INCREASE(+) OF DECREASE IN VALUE ()		26.64	-22.80		
ROI - EQUITY - LISTED CLASS		0.09	-0.07	-225.87	STOCK MARKET DETERMINED CHANGE



2

## TRANSCORP ESTATES PRIVATE LIMITED

Standalone Balance Sheet as at 31<sup>st</sup> March, 2026 and Statement of Profit and Loss for the year ended on that date.

### Note No. 1 -Corporate Information and Material Accounting Policies

#### A. Corporate Information

Transcorp Estates Private Limited ("the company") is a private limited company domiciled in India (CIN: U45201DL2010PTC406522), having its registered office at c/o IJHMR, 2nd Floor, Plot No.3, HAF Pocket, Sector 18A, Dwarka, Phase II, Dwarka, New Delhi West Delhi 110075. Company is engaged in the business of renting of properties. It has also made some investments directly into Equity and Debts instruments of listed and unlisted companies, fellow subsidiary, mutual and alternative investment funds and has also contributed to capital of partnership firm being an associate of the company. The company is a wholly owned subsidiary of Transcorp International Limited.

#### B. Basis of Preparation

##### 1. Statement of Compliance

Ministry of Corporate Affairs notified roadmap to implement Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by Amendment Rules notified from time to time. As per the said roadmap, Parent company, M/s Transcorp International limited, is required to apply Ind AS starting from financial year beginning on or after 1<sup>st</sup> April, 2017. As Transcorp Estates Private Limited is wholly owned subsidiary of Parent company, M/s Transcorp International Limited, hence it is also required to apply Ind AS from Financial Year beginning on or after 1<sup>st</sup> April, 2017. Accordingly, these financial statements of the Company have been prepared in accordance with the Ind AS.

These standalone financial statements are prepared on accrual basis of accounting on going concern assumption and comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and subsequent amendments thereto, the Companies Act, 2013 (to the extent notified and applicable). These financial statements were authorized for issue by Board of Directors on 8<sup>th</sup> May, 2026.

##### 2. Basis of measurement

The financial statements have been prepared on historical cost convention except for revalued costs in respect of certain financial assets and liabilities viz. Investments etc. which have been measured at fair value as required by IND AS.

##### 3. Functional and Presentation Currency

These financial statements are presented in Indian Rupees (INR), which is the Company's functional currency. All amounts have been rounded off to the nearest lakhs.



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#### 4. Current and Non Current Classification

The company presents assets and liabilities in the balance sheet based on current/non-current classification.

An asset is classified as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when it is:

- Expected to be settled in normal operating cycle,
- Held primarily for the purpose of trading,
- Due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The Operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. Deferred tax assets and liabilities are classified as Non-Current assets and liabilities.

#### C. Material Accounting Policies

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

On transition to IND AS, the company had elected to utilize the option under Ind AS 101 by not applying the provisions of Ind AS 16 and Ind AS 40 retrospectively and continue to use the previous GAAP carrying amount as a deemed cost under Ind AS at the date of transition to Ind AS. Therefore, the carrying amount of property, plant and equipment and investment property as per the previous GAAP as at 1<sup>st</sup> April 2016, i.e.; the Company's date of transition to Ind AS, were maintained on transition to Ind AS.

##### 1. Property, Plant and Equipment

###### Initial recognition and measurement

An item of PPE is recognised as an asset if and only if it is probable that future economic benefits associated with them will flow to the company and the cost of item can be measured reliably.

An item of Property, Plant and Equipment is carried at cost less accumulated depreciation and any accumulated impairment losses. Cost includes any cost directly attributable to bringing the asset to the location and operating condition like installation and assembly cost. Any trade discounts and rebates are deducted in arriving at the cost. All cost related to acquisition and installation are capitalized.

Items of Property, Plant and Equipment having different useful lives are recognized separately.



#### Subsequent cost

Subsequent expenditure is added to the book value only if it increases the future economic benefits from the existing asset.

#### Depreciation

Assets are depreciated using straight line method over the estimated useful life of the asset as specified in Part "C" of Schedule II of Companies Act, 2013 after retaining residual Value at 5% or lower of original cost. Assets residual values and useful lives are reviewed at each financial year end considering the physical condition of the assets.

#### De-recognition

An item of Property, plant and Equipment is derecognized when no future economic benefits are expected from their use or upon their disposal. Gains or losses on disposal/ transfer/ de-recognition of item of property, plant and Equipment are determined as difference between net sale proceeds and the carrying amount of Property, Plant and Equipment and is recognized in statement of profit and loss.

## **2. Investment Property**

#### Initial Recognition

Investment property comprises portions of freehold land, leasehold land and office buildings that are held for long-term rental yields and/or for capital appreciation. Investment properties are initially recognized at cost and subsequently recognized at cost less accumulated depreciation and accumulated impairment losses.

#### Depreciation

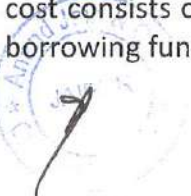
The depreciation on building is calculated using the straight line method over the estimated useful life as specified in Schedule II to the Companies Act, 2013. The residual values, useful lives and depreciation method of investment properties are reviewed, and adjusted on prospective basis as appropriate, at each financial year end. The effects of any revision are included in the statement of profit and loss when the changes arise.

#### De-recognition

Investment properties are derecognized when either they have been disposed off or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its use. The difference between the net sale proceeds and the carrying value of the investment property is recognized in the statement of profit and loss as gain or loss on sale of investment property.

## **3. Borrowing Costs**

Borrowing costs specifically relating to the acquisition of qualifying assets that necessarily takes a substantial period of time to get ready for its intended use are capitalized (net of income on temporarily deployment of funds) as part of the cost of such assets. Borrowing cost consists of interest and other cost that the company incurs in connection with the borrowing funds.



All other borrowing costs are recognized in the Statement of Profit and Loss as expense in the period in which they are incurred.

#### 4. Taxation

Income tax expense represents the sum of current tax and deferred tax (including MAT). Current tax expense is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in other comprehensive income or equity, in which case it is recognized in OCI or equity.

Current tax provision is made in accordance with the relevant tax regulations applicable to the company. Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted and as applicable at the reporting date, and any adjustment to tax payable in respect of previous years. Current income taxes are recognized under 'Income tax payable' net of payments on account, or under 'Tax receivables' where there is a debit balance.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax base used in the computation of taxable profit and are accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences, and deferred tax assets are generally recognised for all deductible temporary differences, carry forward tax losses and allowances to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, carry forward tax losses and allowances can be utilised. **However no deferred tax asset is recognized considering prudence and absence of virtual certainty**

Deferred tax is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in OCI or equity, in which case it is recognized in OCI or equity.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. Deferred tax on unrealized gains and losses consequent upon fair valuation of assets is shown directly in balance sheet and such unrealized gains or losses are shown in statement of profit and loss by netting with the amount of tax.

MAT paid in the year is charged to the statement of profit and loss as current tax. MAT credit available is recognized as a deferred tax asset only when and to the extent, there is convincing evidence that the company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. The company reviews the MAT credit entitlement at each balance sheet date and writes down the carrying value of MAT credit entitlement to the extent that there is no longer convincing evidence to the effect that company will pay normal tax during the specified period. **As company has opted for new tax regime under section 115BAA of Income Tax Act, 1961, no MAT is paid and no provision for the same is made.**



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## 5. Cash Flow Statement

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

## 6. Earnings per Share

Basic earning per share is calculated by dividing net profit or loss for the period attributable to the equity shareholders by weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for the events such as bonus issue, bonus element in a right issue, share split and reverse share split that have changed the number of equity shares outstanding, without a corresponding change in resources.

## 7. Provisions and Contingencies

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the notes to the financial statements. Contingent liabilities are disclosed on the basis of judgment of management/ independent experts. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.



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Contingent Assets are possible assets that arise from past events and whose existence will be continued only by occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company. Contingent assets are disclosed in the financial statements when inflow of economic benefits is probable on the basis of judgement of management. These are assessed continually to ensure that developments are appropriately reflected in financial statements.

#### 8. Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, demand deposits with banks and short-term deposits with an original maturity of three months or less, that are readily convertible into known amount of cash and are subject to an insignificant risk of changes in value.

#### 9. Inventory

Inventories are valued at the lower of cost and net realizable value. Cost includes cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. **There was no inventory as at the end of financial year**

#### 10. Financial Instruments

##### a) Financial Assets

Company's financial assets include investments, fixed deposits being not part of cash equivalents, inventories, trade receivables, security deposits, advances, cash and cash equivalents and short term loans and advances, if existing.

##### Initial Recognition and measurement

All financial assets are recognized initially at fair value. However, in the case of financial assets not recorded at fair value through profit or loss, at fair value plus transaction costs that are attributable to the acquisition or issue of the financial asset.

##### Subsequent measurement

##### i. Financial Instruments at amortised Cost

The Financial Instrument 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 on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

##### ii. Equity Investments

All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading are generally classified as at FAIR VALUE



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THROUGH PROFIT AND LOSS (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at fair value through other comprehensive income, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

The company has decided to measure its investment in Equity Instruments at FVTOCI.

Equity Investment in fellow subsidiary are measured at cost, as cost represents the appropriate estimate of fair value in case of these investments.

### iii. Mutual Funds/ AIF's

All Mutual funds/ AIF's in scope of IND AS 109 are measured at Fair Value through Profit and Loss.

### De-recognition of Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily de-recognised (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
  - (a) The Company has transferred substantially all the risks and rewards of the asset, or
  - (b) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

### Impairment of Financial Assets

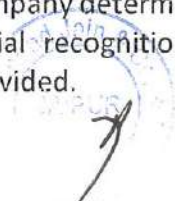
In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on following financial assets:

#### Trade Receivables:

Impairment is made on the expected credit losses, which are the present value of the cash shortfalls over the expected life of financial assets. However company's trade receivables are of short term nature, hence no expected credit loss is provided.

#### Other financial assets:

For recognition of impairment loss on other financial assets and risk exposure, the company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.



The estimated impairment losses are recognized as a separate provision for impairment and the impairment losses are recognized in the Statement of Profit and Loss under the head other expenses and if significant by a separate line item in statement of profit and loss.

#### **b) Financial Liability**

The company's financial liabilities mainly include borrowings including deposits, trade payable and other payables.

#### **Initial Measurement**

All financial liabilities other than fair value through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability. Transaction costs of financial liabilities that are carried at fair value through profit and loss is expensed in statement of Profit and Loss.

#### **Subsequent Measurement**

These liabilities include borrowings and deposits. Subsequent to initial recognition, these liabilities are measured at amortised cost using effective interest method. Amortised cost is calculated by taking in to account any discount or premium on acquisition and fees or costs that are integral part of EIR. The EIR amortisation is included as finance cost in the statement of profit and loss. This category generally applies to borrowings.

Since there are only short term borrowings repayable on demand with no or immaterial transaction cost, EIR has not been calculated.

#### **De-recognition of financial liabilities**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another, from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the 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.

### **11. Impairment of non-financial assets**

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment considering the provisions of Ind AS 36 'Impairment of Assets'. If any such indication exists, then the asset's recoverable amount (higher of its fair value less costs to disposal or its value in use) is estimated.

An impairment loss is recognized if the carrying amount of an asset or its Cash Generating Unit (CGU) exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount which is only to the extent that the asset's carrying amount does not exceed the carrying



amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

## 12. Fair Value measurement

In determining the fair value of its financial instruments, the Entity uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. These methods used to determine fair value includes discounted cash flow analysis, available quoted market prices, dealer quotes and other appropriate methods. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

For financial assets and liabilities maturing within one year from the Balance Sheet date and which are not carried at fair value, the carrying amounts approximate fair value due to the short maturity of these instruments.

## 13. Revenue

Company's revenue is arising from renting of properties. For all operating leases rental income is recognized on the basis of contracts. Revenue from sale of services is recognized on rendering of services. Company collects service tax/GST on behalf of the government and therefore, it is not an economic benefit flowing to the company. Hence, it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend/ other income from investments, Profit on transfer of fixed assets, unrealized gains on fair value conversion of investments other than equity instruments. Share of profit/loss from investment in partnership firm being associate is recognized and disclosed separately in Statement of profit and loss.

### Interest Income

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

### Dividend/ other income

Dividend / other income on investment is accounted for as and when the right to receive the same is established.

## 14. Dividends

Dividends and interim dividends payable to the Company's shareholders are recognized as changes in equity in the period in which they are approved in the shareholders' meeting and the Board of Directors respectively.

## 15. Employee Benefits

- a) Short term Employee Benefits-Short term employee benefits like salaries, non-vesting compensated absences and various incentives that fall due within twelve month from the end of the year in which the employee provide the services are recognized as expenses in year of incurring the expenditure as employee provides the services to the entity by reference to which the benefits are payable.



These are recognized as an expense in the statement of profit and loss for the year in which the related services are rendered.

- b) Long Term Benefit Plans-Provident fund and Gratuity liability will be accounted for on applicability of the statute.

#### 16. Use of Estimates and Management judgments

The preparation of financial statements requires management to make judgments, estimates and assumptions that may impact the application of accounting policies and the reported value of assets, liabilities, income, expenses and related disclosures concerning the items involved as well as contingent assets and liabilities at the balance sheet date. The estimates and management's judgments are based on previous experience and other factors considered reasonable and prudent in the circumstances. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

##### a) Useful life of Property, Plant and Equipment

The estimated useful life of property, plant and equipment is based on a number of factors including the effects of obsolescence, demand, competition and other economic factors (such as the stability of the industry and known technological advances) and the level of maintenance expenditures required to obtain the expected future cash flows from the asset. Useful life of assets is determined in accordance with Schedule II of the Companies Act, 2013. The Company reviews at the end of each reporting date the useful life of property, plant and equipment.

##### b) Recoverable amount of Property, Plant and Equipment

The recoverable amount of Property, plant and equipment is based on estimates and assumptions regarding in particular the expected market outlook and future cash flows associated with the property, plant and equipment. Any changes in these assumptions may have a material impact on the measurement of the recoverable amount and could result in impairment.

##### c) Impairment of Financial assets

The impairment Provisions for financial assets are based on assumptions about risk of default and expected loss rates. The company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.



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**d) Provisions and Contingencies**

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with IND AS 37, 'Provisions, Contingent Liabilities and Contingent Assets'. The evaluation of the likelihood of the contingent events require best judgment by management regarding the probability of exposure to potential loss. If circumstances change following unforeseeable developments, then this likelihood could alter.

**e) Income Taxes**

Management judgment is required for the calculation of provision for income taxes and deferred tax assets and liabilities. The Company reviews at each balance sheet date the carrying amount of deferred tax assets/liabilities. The factors used in estimates may differ from actual outcome which could lead to significant adjustment to the amounts reported in financial statements.

**f) Fair value Measurement of Financial Instruments**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arms length transaction at the reporting date.







Prasoon Jain- Sitting fees paid(including TDS, excluding GST under reverse charge)

0.20

Transaction with the above related parties for the year ended 31 March 2025 are as follows:

0.20

S. No.	Particulars	Holding Company	Fellow subsidiary of holding co.	Relatives of person exercising significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having significant influence
1	Loan given				
	a) Maximum Amount	832.50	Nil	Nil	1,951.38
	b) Year End Balance	632.50	43.50	Nil	1,921.38
	c) Loans given	945.00	205.00	Nil	1,082.20
	d) Repayment received	553.00	161.50	Nil	404.10
	e) Interest receivable(Net of TDS)	NIL	Nil	Nil	NIL
2	Short term borrowings				
	a) Maximum Amount	NIL	Nil	Nil	248.29
	b) Year End Balance including interest payable(net of TDS)	NIL	Nil	Nil	-
	c) Loans received	NIL	Nil	Nil	57.00
	d) Repayment Given	NIL	Nil	Nil	248.29
3	Expenses Shared(paid/provided)				
	Amount payable at year end	30.00	Nil	Nil	NIL
	Interest Paid/ credited gross	NIL	Nil	Nil	Nil
		NIL	Nil	Nil	7.61
5	Interest Received/ debited gross				
		(TDS Rs. NIL)	10.30	Nil	(TDS Rs.0.76)
		48.54	1.03	Nil	161.83
		(TDS Rs. 4.85)			(TDS Rs16.18)
6	Security Deposit Received				
	Balance at year end	NIL	Nil	Nil	Nil
	Purchases/ Services taken	Nil	Nil	Nil	Nil
	Share subscription given during the year including share premium	Nil	NIL	6.00	Nil
	Dividend paid (including TDS )	Nil	NIL	Nil	Nil
10	Amount receivable at year end out of properties sold in earlier years	450.00			
	Capital /profit received from Associate	353.61	Nil	Nil	Nil
11	31.3.2025 Rs(-)127.74/953.91 lakhs				
12	Amount contributed to Associate for expenses 31.3.2025 Rs. NIL				

Transaction with the above related parties for the year ended 31 March 2026 are as follows:



S. No.	Particulars	Holding Company	Fellow subsidiary of holding co.	Relatives of person exercising significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having significant influence
1	Loan given				
	a) Maximum Amount	632.50	43.50	Nil	2,535.03
	b) Year End Balance other than interest receivable	299.50	28.50	Nil	2,535.03
	c) Loans given	-	-	Nil	743.95
	d) Repayment received	323.00	15.00	Nil	130.30
	e) Interest receivable( Net of TDS)	45.71	0.20		177.85
2	Short term borrowings				
	a) Maximum Amount	NIL	Nil	Nil	27.55
	b) Year End Balance including interest payable(net of TDS)	NIL	Nil	Nil	26.55
	c) Loans received	NIL	Nil	Nil	50.25
	d) Repayment Given	NIL	Nil	Nil	23.70
3	Expenses Shared(paid/provided)	30.00	Nil	Nil	NIL
	Amount payable at year end	3.94	Nil	Nil	Nil
4	Interest Paid/ credited gross	NIL	Nil	Nil	1.38
	Interest Received/ debited gross	50.79 (TDS Rs.5.08 )	2.59 (TDS RS. 0.26)	Nil	(TDS Rs 0.14 ) 197.61 (TDS Rs 19.76)
6	Security Deposit Received	NIL	Nil	Nil	Nil
	Balance at year end	Nil	Nil	Nil	Nil
7	Purchases/ Services taken	7.85	4.64	12.00	Nil
8	Share subscription given during the year including share premium	NIL	Nil	Nil	Nil
9	Dividend paid (including TDS )	NIL	Nil	Nil	Nil
10	Amount receivable at year end out of property sold in earlier years	NIL	Nil	Nil	Nil
11	Amount receivable from fellow subsidiary - Capital/profit received from Associate 31.3.2026 Rs. NIL/(-)0.23 lakhs	NIL	0.55	Nil	Nil
12	Amount contributed to Associate for expenses 31.3.2026 Rs. NIL				
13					

Disclosure under Section 186(4) of Companies Act in respect of loans, investment, guarantee and securities



Name	Purpose	Opening Balance as on 1.4.2025	Additions/Repayments during the year with accrued interest(Net of TDS)	Closing balance as on 31.3.2026 with accrued interest(Net of TDS)	Remarks
Bhoruka Investment Ltd	General business purposes	1,921.38	791.50	2,712.88	Loan given on interest
Individual persons	General business purposes	81.51	-5.48	76.03	Loan given on interest
Transcorp Enterprises Limited	General business purposes	-	-	-	Loan given on interest
Ritico Travels And Tours P Ltd Transcorp International Limited (holding co.)	General business purposes	43.50	-14.80	28.70	Loan given on interest
Investments in listed/ unlisted shares as per note 4 at fair value including investment in fellow subsidiary	General business purposes Investments	632.50 659.45	-287.29 36.89	345.21 696.34	Loan given on interest Change in value during the year as per fair value OCI Rs 26.64 lakhs gross plus new acquisition of 10.25 lakhs
Investment in preference shares as per note 4 at amortised cost	Investments	535.59	98.53	634.12	Addition in Preference share is new acquisition Rs. 55.00 lakhs and fair value change 43.53 lakhs
Convertible Promissory note - M/s Food cloud P LTD	Investments	40.00	-	40.00	
Capital in partnership firm - M/s UTKARSHI( Associate) without considering effect of consolidation in value of investment	Investments	241.71	-0.22	241.49	Share in profit during the year Rs.(-)0.23 and rounding of Rs. 0.01
Investment in Mutual funds Equity/ AIF's	Investments	47.07	47.07	-	Redemption of investment

VII Disclosure as per Ind AS 33 : Earnings per Share  
Basic and diluted earnings per share

Particulars	31-Mar-26	31-Mar-25
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Profit attributable to equity shareholders (used as numerator) (Rs)	165.96	1,139.31
Weighted average number of equity shares for Basic and Diluted EFS (used as denominator) (Nos.)	10,00,000	10,00,000
Basic/Diluted Earnings per equity share	16.60	113.93

**VIII Disclosure as per Ind AS 37: Provisions, Contingent Liabilities Contingent Assets**

**A) Contingent Liability -NIL**

**IX Disclosure as per Ind AS 40: Investment Property**

- i) Direct Operating Expenses arising from investment property that generated rental income are Rs. NIL (Previous year Rs. NIL lakhs)
- ii) Direct Operating Expenses arising from investment property that did not generated rental income are Rs. NIL lakhs (Previous year Rs. NIL lakhs)

**X Disclosure as per Ind AS 108:**

Operating Segments is given in consolidated financial statements of holding company. Company is engaged in investing and dealing in securities and properties. Company is engaged in business in India only being the only geographical segment

**XI Financial Risk Management**

The Company's principal financial liabilities, comprise borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to manage finances for the Company's operations. The Company has loan and other receivables, trade and other receivables, and cash and short-term deposits that arise directly from its operations. The most significant financial risks to which the Company is exposed to are described as follows:-

**a) Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: currency rate risk, interest rate risk and other price risks, such as investment price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits, investments, and other financial assets. This is based on the financial assets and financial liabilities held as at March 31, 2026 and March 31, 2025.

**b) Credit risk**

Credit risk is the risk that a counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss.

**c) Liquidity risk.**

Liquidity risk is the risk that the Company may not be able to meet its present and future cash and collateral obligations/commitments without incurring unacceptable losses.

**d) Physical risk**

It is the risk of theft, robbery or fakeness of cash and cash equivalents leading to financial loss.

**Risk Management framework**



The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Company whenever considers necessary and proper, uses derivative financial instruments to hedge certain risk exposures. The Company does not acquire or issue derivative financial instruments for trading or speculative purposes. However during the year no use of derivative financial instruments was done

Risk management is carried out by the Board of Directors under policies approved by identifying, evaluating and hedging financial risks. The board provides principles for overall risk management, as well as policies covering specific areas, such as interest rate risk, and credit risk, use of derivative financial instruments and non-derivative financial instruments, and investment of excess liquidity. For physical risk training of employees to recognise the fake currency, lower physical cash and insurance cover policy is followed.

#### Financial Risk Management

##### A) Market risk

###### Interest Rate Risk:

Interest rate risk is the risk that the fair value of the future cash flows of the financial instrument will fluctuate because of changes in market interest rates. In order to manage the interest rate risk, Board of Directors perform a comprehensive corporate interest rate risk management by balancing the proportion of fixed interest rate and floating rate financial instruments in its total portfolio.

Since the company only has fixed interest rate instruments, it is not exposed to significant interest rate risk as at the respective reporting periods.

Particulars	31-Mar-26	31-Mar-25
<b>Exposure to Interest rate risk</b>		
<b>Financial Assets</b>		
Loan to Related Parties( including interest receivable)	3086.79	2597.38
Loan to others	76.03	81.51
Preference Shares redeemable at premium	609.12	335.59
Cumulative convertible preference shares	25.00	0.00
Bank Deposits(including interest accrued)	0.00	0.00
<b>Total</b>	<b>3796.94</b>	<b>3214.49</b>
<b>Financial Liabilities</b>		
Loans from related parties including interest payable	26.55	0.00
Loans from others including interest accrued but not due	0.00	0.00
<b>Total</b>	<b>26.55</b>	<b>0.00</b>

##### Fair Value Sensitivity Analysis for Fixed Rate Instruments

Company's fixed rate instruments are generally of short term nature. Also, other instruments are carried at amortised cost. They are therefore not subject to any material interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

##### Investment Price Risk



*(Handwritten signature)*

The entity's listed and known listed equity securities are susceptible to market price risk arising from uncertainties about future values of the investment securities.

a) Exposure to Investment Price Risk

Particulars	31-Mar-26	31-Mar-25
Investment in Equity Instruments	696.34	659.45
Investment in Preference Shares	634.12	535.59
Investment in Mutual Funds	0.00	47.07
Convertible Promissory Note	40.00	40.00
	<b>1370.46</b>	<b>1282.11</b>

b) Sensitivity Analysis

Particulars	31-Mar-26		31-Mar-25			
	Sensitivity Analysis	Impact on		Sensitivity Analysis	Impact on	
		Profit before Tax	Other Equity		Profit before Tax	Other Equity
Market Rate Increase	5%	68.52	51.28	5%	64.11	47.97
Market Rate Decrease	5%	-68.52	-51.28	5%	-64.11	-47.97

Tax impact has been considered as per normal rate of tax u/s 115BAA of Income Tax Act, 1961 on gross investment for sake of simplicity and understandability

B ) Credit risk

The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. The Company categorizes a loan or receivable for write off when a debtor fails to make contractual payments greater than 3 years past due and when management is of the opinion that all the possible efforts have been undertaken for recovery but the recovery is not possible. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are to be recognized in profit and loss.

Continuous efforts are made to ensure timely payment from the customers.

Trade Receivables

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers. The Company monitors the payment track record of the customers. Outstanding customer receivables are regularly monitored.

The Company has also taken advances and security deposits from its customers, which mitigate the credit risk to an extent. However as on the date of balance sheet there was no advance payment/security deposit from its customers in view of their being no revenue from operation and income being other income only.

The ageing of trade receivable is as below:

Particulars	Neither due nor Past Due	Total
-------------	--------------------------	-------



	impaired	Upto 6 months	6 to 12 months	Above 12 months
Trade Receivables As at March 31, 2026				
Unsecured				
As at March 31, 2025				
Unsecured				

**Reconciliation of impairment loss provisions:**

(Rs. In Lakhs)

Particulars	Trade Receivables		Other Balances	
Balance as at April 1, 2024				
Impairment loss recognised		0.88		
Amounts written off*		0.88		
Balance as at March 31, 2025				
Impairment loss recognised				
Amounts written off*				
Balance as at March 31, 2026				

\*Considering the non recoverability of Trade Receivables, the company has assessed actual credit loss as bad debts

In the opinion of management, all current assets have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the balance sheet. Looking to the very low risk of default, recognising impairment loss or Expected Credit Loss was not considered necessary.

**Financial instruments and cash deposits**

The cash and cash equivalents as well as deposits with bank are held with banks of high rating. The banks are also chosen as per the geographical and other business conveniences and needs.

**C) Liquidity Risk**

The Company's objective is to maintain optimum levels of liquidity to meet its cash and collateral requirements. The company does not anticipate any problem in obtaining external funding in the foreseeable future when the need arises.

The table below provides undiscounted cash flows towards non-derivative financial liabilities and other liabilities:

Particulars	As at 31-3-2026				Total
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	26.55				26.55
Trade / other payables		3.94			3.94
Total Financial Liabilities	26.55				30.49



Other liabilities							
Total	26.55	6.27	6.27	-	-	-	36.76

Particulars	As at 31-3-2025					Total
	On demand	<6 months	6-12 months	>1 year		
Interest bearing borrowings (including current maturities)	-	-	-	-	-	-
Trade / other payables	0.06	-	-	-	-	0.06
<b>Total Financial Liabilities</b>	<b>0.06</b>	-	-	-	-	<b>0.06</b>
Other liabilities						
Total	0.06	30.20	30.20	-	-	30.20
						30.26

**D.) Physical Risk**  
Management keeps the cash and cash equivalents at very minimum level to take care of risk of theft/ robbery.  
As regards fake currency, employees are trained to recognise valid currency.

**XII Fair Value Measurements**  
(a) Financial Instruments by category

Particulars	31-03-2026			Amortised Cost
	FVTPL	FVTOCI		
<b>Financial Assets</b>				
Investments				
-Equity Instruments				
-Preference Shares (Debt)		696.34		
-Mutual funds AIF			634.12	
-Partnership firm				
-Convertible Promissory Note	241.49			
Trade Receivables	40.00			
Loans				
Cash and cash equivalents			3,162.82	
Other Financial Assets			3.62	
<b>Total</b>	<b>281.49</b>	<b>696.34</b>	<b>3,801.11</b>	
<b>Financial Liabilities</b>				
Borrowings				
Trade Payable			26.55	
Other Financial Liabilities				
<b>Total</b>	<b>-</b>	<b>-</b>	<b>3.94</b>	<b>30.49</b>

Particulars	31-03-2025		
	FVTPL	FVTOCI	Amortised Cost
<b>Financial Assets</b>			



Investments					
-Equity Instruments				659.45	-
-Preference Shares (Debt)				-	535.59
-Mutual funds AIF			47.07	-	-
-Partnership firm			241.71	-	-
-Convertible Promissory Note			40.00	-	-
Trade Receivables			-	-	-
Loans			-	-	-
Cash and cash equivalents			-	-	2,678.90
Other Financial Assets			-	-	12.16
<b>Total</b>					<b>353.61</b>
<b>Financial Liabilities</b>			367.47	659.45	3,580.26
Borrowings					
Trade Payable					
Other Financial Liabilities					-
<b>Total</b>					<b>0.06</b>

b) Fair Value hierarchy

Financial assets and liabilities measured at Fair value	Level 1	Level 2	Level 3	Total
As at 31 March 2026				
<b>Financial Assets</b>				
Investments in quoted Equity instruments				
Investments in unquoted Equity instruments	321.84			321.84
Investment in preference shares(Debt)(at amortised cost)			374.50	374.50
Investment in Mutual Funds AIF's			634.12	634.12
Convertible Promissory Note			-	-
Partnership firm (Associate)			0.40	0.40
<b>Financial Liabilities</b>			241.49	241.49
			-	-

As at 31 March 2025

<b>Financial Assets</b>				
Investments in quoted Equity instruments				
Investments in unquoted Equity instruments	295.20			295.20
Investment in preference shares(Debt)(at amortised cost)			364.25	364.25
Investment in Mutual Funds AIF's			535.59	535.59
			47.07	47.07



Convertible Promissory Note		40.00	40.00
Partnership firm (Associate)		241.71	280.40
Financial Liabilities		-	-

**Level 1-** Level 1 hierarchy includes financial instruments measured using quoted prices/ available NAV in case of Mutual funds/ AIFs. This includes listed equity instruments that have quoted price. Listed and actively traded equity instruments are stated at the last quoted closing price on the National Stock Exchange of India Limited (NSE). Instruments like Mutual funds where NAVs are available are stated at available NAV.

**Level 2-** The fair value of financial instruments that are not traded in active market is determined using valuation techniques which maximize 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 the 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. This level includes investments in unquoted equity instruments and preference shares, convertible promissory note and investment in partnership firm

**c) Valuation technique used to determine fair value:**

Specific Valuation techniques used to fair value the financial instruments include:

- (i) For Financial instruments other than mentioned at (ii) and (iii) below- As per level 1,2 and 3 as the case may be i.e. quoted market price, closing NAV,s, book values etc.
- (ii) For Financial liabilities (public deposits, long term borrowings) Discounted Cash Flow; appropriate market borrowing rate of entity as on each balance sheet date used for discounting. Company does not have public deposits and long term borrowings. Borrowings of company are repayable on demand
- (iii) For financial assets (loans) discounted cash flow; appropriate market borrowing rate of the entity as on each balance sheet date is used for discounting. Company has given loans which are repayable on demand

**d) Fair value of financial assets and liabilities measured at amortized cost**

Particulars	Level	31-03-2026		31-03-2025	
		Carrying amount	Fair value	Carrying amount	Fair value
Financial Assets					



Loans	3	3,162.82	3,162.82	2,678.90	2,678.90
Trade Receivables	3	-	-	-	-
<b>Total</b>		<b>3,162.82</b>	<b>3,162.82</b>	<b>2,678.90</b>	<b>2,678.90</b>
<b>Financial Liabilities</b>					
Loans- Borrowing from banks	3	-	-	-	-
Other Borrowings -	3	26.55	26.55	-	-
Other Financial Liabilities	3	3.94	3.94	0.06	0.06
<b>Total</b>		<b>30.49</b>	<b>30.49</b>	<b>0.06</b>	<b>0.06</b>

### XIII Capital Risk Management

For the purposes of the Company's capital management, capital includes issued capital, share premium and all other equity reserves. Net debt includes interest bearing borrowings less cash and short term deposits. The primary objective of the Company's Capital Management is to maximize shareholder value.

Particulars	As at 31-3-26	As at 31-3-25
Total debt	26.55	-
Less: cash and cash equivalents	3.62	12.16
<b>Net Debt</b>	<b>22.93</b>	<b>-12.16</b>
Equity	4,672.92	4,484.13
<b>Net debt to equity ratio</b>	<b>0.00</b>	<b>-0.00</b>

XIV Company is not having any information about Micro and Small enterprises registered under MSMED Act, 2006 and also has not received any claim for interest from any supplier. Accordingly amount of principal and interest due/paid to Micro and Small enterprises under MSMED Act, 2006 is nil and all outstanding dues under current/non-current liabilities are the outstanding dues of enterprises other than Micro and Small enterprises.

### XV

INDAS 115 -Company's revenue is arising from renting of properties. Revenue from sale of services is recognised on rendering of services. Company collects GST on behalf of Government and therefore, it is not an economic benefit flowing to the Company. Hence it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend from investment, unrealised gains on fair value conversion of investment other than equity instruments, share of profit or loss from investment in partnership firm, and realised gains on redemption of mutual funds. In respect of renting of properties, security deposit is taken by the company from tenants and is shown as other financial liabilities. Disaggregation of revenue is duly depicted in note 19 and 20 and amount receivable is appearing in sundry debtors. Share of Profit and loss from investment in partnership firm is shown separately on the face of statement of profit and loss as a separate line item. During the year there was no income from renting as company had no property given on rent



**XVI** Ind As 112 : Disclosure of interest in other entities: Associate is a partnership firm named M/s Utkarsh. It's principal place of business is in Jaipur within the State of Rajasthan in India. Share in profit/loss of partnership is 44.2298% based on investments acquired by firm out of capital contributed by co. Investment in the firm has been measured using Equity method. Associate's nature of business is making investments. Following is the summarised position of Total asset and liabilities of the Associate : Non Current assets being investments Rs 647.31 lakhs(previous year Rs. 647.37lakhs). Current assets including cash and bank balances and Advance tax/TDS Rs 18.48.lakhs ( previous year Rs.535.07 lakhs), and current liabilities being provision for taxation Rs.NIL lakhs( previous year provision for taxation RS.518.20 lakhs) and ITDS payable Rs. 0.02 lakhs( Previous year Rs.0.02 lakhs). Reserve Fund for Administrative expenses Rs.NIL lakhs ( previous year 1.63 lakhs)Total Capital after adjusting Profit/loss of the current year net of withdrawals Rs.665.77 lakhs( previous year RS.662.59lakhs). Revenue was 0.10 lakhs ( previous year Rs.2373lakhs)being profit on sale of Equity ( Previous year Preference )shares and indirect income comprising of interest earned on FDR's was Rs. NIL lakhs ( previous year Rs.2.17lakhs) and expenses in connection with revenue earned was Rs. NILlakhs (Previous year Rs.107.02lakhs). Profit from operation after provision for taxation (net of earlier year provision written backRs.NIL)Rs.NIL lakhs and transfer to reserve fund Rs (-)1.63 lakhs, was Rs.(-) 0.52 lakhs ( previous year Profit from operation after provision for taxation (net of earlier year provision written back 0.41 lakhs) Rs. 517.79 lakhs and transfer to reserve fund Rs.(-)0.60 lakhs was 1747.78 lakhs )

**XVII** Previous Year's figures have been regrouped, re-arranged or recasted wherever considered necessary.

**XVIII** OTHER DISCLOSURES REQUIRED BY SCHEDULE III TO THE COMPANIES ACT, 2013

1 Disclosure related to utilization of funds borrowed from banks and financial institutions  
The company has not taken loan from Bank or Financial institutions

2 Title deeds of Immovable Property not held in name of the Company  
Immovable property as at year end were held by the company in its own name

3 Revaluation of PPE  
The Company has not revalued its Property, Plant and Equipment (including Right-of-Use Assets) or

4 Loans and advances granted to promoters, directors, KMPs and Related Parties  
Duly disclosed in note no. 10(e)

5 Capital work in progress, intangible assets under development  
Nil as at year end

6 Benami Properties  
NIL

7 Borrowings from banks or financial institutions on the basis of security of current assets.  
Company has not taken loan from Bank or financial institutions on the basis of security of current assets

8 Wilful Defaulter  
Company is not declared as a wilful defaulter by any bank or financial institution or other lender

9 Relationship with Struck off Companies  
Company has not done any transaction with companies struck off under section 248 of the Companies Act,2013

10 Registration of charges or satisfaction with Registrar of Companies  
No registration/satisfaction of charge during the year

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

12 Ratios  
Duly disclosed in note No.26

13 Compliance with approved Scheme(s) of Arrangements  
No such scheme of arrangement during the year

14 Utilisation of Borrowed funds and share premium  
a) no funds have been advanced or loaned or invested ( either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries.



b) no funds have been received by the company from any person(s) or entity(ies) including foreign entities ("Funding Parties") with the understanding whether recorded in writing or otherwise, that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries

**15 Undisclosed Income:**

There were no 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).

<b>16 Corporate Social Responsibility (CSR)</b>	31.3.2026	31.3.2025
(i) Amount required to be spent by the company during the year	10.00 Lakhs	NIL
(ii) Amount of expenditure incurred	10.00 Lakhs	NIL

(iii) Shortfall at the end of the year	NIL	NIL
(iv) Total of previous years shortfall	NIL	NIL
(v) Reason for shortfall	NA	NA
(vi) Nature of CSR activities	Education of Young artists - music lab	NA
(vii) Details of related party transaction e.g. contribution to a trust controlled by the company in relation to CSR expenditure as per relevant accounting standard	NA	NA

(viii) Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year NA  
**17 Details of Crypto Currency or Virtual Currency**  
 Company has not invested or traded in crypto currency or virtual currency during the year.  
 As per our report of even date

For ANAND JAIN & CO.,  
 CHARTERED ACCOUNTANTS  
 FRN 001857C



(ANAND PRAKASH JAIN)  
 PROPRIETOR  
 M.NO. 071045  
 DATE: 08/05/2026  
 PLACE: JAIPUR  
 UDIN 26071045NXXRIRJ935D



FOR AND ON BEHALF OF  
 BOARD OF DIRECTORS



Avani Kanoi  
 Director  
 (DIN: 03121949)



Praseon Jain  
 Director  
 (DIN: 10343877)

**Transcorp Estates Private Limited**  
**Consolidated Balance Sheet as at 31st March, 2026**

	Particulars	Note No.	As at 31.03.2026	As at 31.03.2025
	<b>ASSETS</b>			
1)	<b>Non-current assets</b>			
	(a) Property, Plant and Equipment	2	0.03	0.03
	(b) Capital work-in-progress		-	-
	(c) Investment Property	3	32.09	32.09
	(d) Investment in associate accounted for using equity method	4	280.14	280.40
	(e) Financial Assets			
	(i) Investment	4	1,370.46	1,282.11
	(ii) Others	5	-	-
	(f) Other non current assets	6	0.10	0.10
	<b>Total Non Current Assets</b>		<b>1,682.82</b>	<b>1,594.73</b>
2)	<b>Current assets</b>			
	(a) Inventories -Land		-	-
	(b) Financial Assets			
	(i) Trade Receivable	7	-	-
	(ii) Cash and cash equivalents	8	3.62	12.16
	(iii) Bank balances other than (ii) above	9	-	-
	(iv) Loans	10(a)	3,162.82	2,678.90
	(v) Others	10(b)	0.55	353.61
	(c) Current Tax Assets (Net)		45.98	31.14
	(d) Other current assets	11	-	-
	<b>Total Current Assets</b>		<b>3,212.97</b>	<b>3,075.81</b>
	<b>Total Assets</b>		<b>4,895.79</b>	<b>4,670.54</b>

	<b>EQUITY AND LIABILITIES</b>			
	<b>Equity</b>			
	(a) Equity Share capital	12	100.00	100.00
	(b) Other Equity	13	4,611.57	4,422.81
	<b>Total Equity</b>		<b>4,711.57</b>	<b>4,522.81</b>
	<b>LIABILITIES</b>			
1)	<b>Non-current liabilities</b>			
	(a) Financial Liabilities			
	(i) Other financial liabilities	14	-	-
	(b) Deferred tax liabilities (Net)		100.56	86.33
	(c) Other non-current liabilities			
	(d) Deferred Revenue			
	<b>Total Non Current Liabilities</b>		<b>100.56</b>	<b>86.33</b>
2)	<b>Current liabilities</b>			



*a*

(a) Financial Liabilities			
(i) Borrowings	15	26.55	-
(ii) Trade payable		-	-
a) Total outstanding dues of micro enterprises & small enterprises		-	-
b) Total outstanding dues of creditors other than micro enterprises & small enterprises		-	-
(iii) Other financial liabilities	16	3.94	0.06
(b) Other current liabilities	17	0.41	0.14
(c) Provisions	18	1.01	-
(c) Current Tax Liabilities (Net)	19	51.75	61.20
<b>Total Current Liabilities</b>		<b>83.66</b>	<b>61.40</b>
<b>Total Equity and Liabilities</b>		<b>4,895.79</b>	<b>4,670.54</b>

Significant Accounting Policies

-0

Ratios

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Other Explanatory information

27

The accompanying notes 1-27- are an integral part of financial statements

As per our report of even date

For ANAND JAIN & CO.,

CHARTERED ACCOUNTANTS

FRN 001857C



(ANAND PRAKASH JAIN)

PROPRIETOR

M.NO. 071045

DATE:08/05/2026

PLACE: JAIPUR

UDIN 26071045KREXVC8197




Avani Kanoi

Director

(DIN: 03121949)



Prasooin Jain

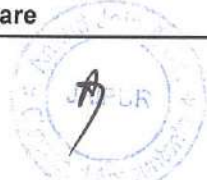
Director

(DIN: 10343677)

Transcorp Estates Private Limited

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026

	PARTICULARS	Note No.	Year ended 31.03.2026	Year Ended 31.03.2025
I	Revenue from operations	19	-	-
II	Other income	20	298.11	305.04
III	<b>Total Income (I + II)</b>		<b>298.11</b>	<b>305.04</b>
IV	<b>Expenses:</b>			
	(Increase)/Decrease in Inventories of Stock in Trade	21	-	-
	Employee benefits expense	22	54.19	30.68
	Finance costs	23	1.38	7.61
	Depreciation	24	-	-
	Other expenses	25	33.87	20.03
	<b>Total expenses (IV)</b>		<b>89.43</b>	<b>58.32</b>
V	<b>Profit(Loss) before share of profit(loss) of an associate and exceptional items(III-IV)</b>		<b>208.67</b>	<b>246.72</b>
VI	<b>Share of profit(loss) from associate</b>		<b>-0.23</b>	<b>953.91</b>
VII	<b>Profit before exceptional items &amp; tax(V-VI)</b>		<b>208.45</b>	<b>1,200.63</b>
VIII	Exceptional Items		-	-
IX	<b>Profit/(loss) before tax (VII-VIII)</b>		<b>208.45</b>	<b>1,200.63</b>
	Tax expense:			
	Current tax		51.75	61.20
	Income tax for earlier year(Net)		-9.26	0.13
X	<b>Total Tax Expenses</b>		<b>42.49</b>	<b>61.33</b>
XI	<b>Profit/(loss) for the period from continuing operations (IX-X)</b>		<b>165.96</b>	<b>1,139.31</b>
XI	Profit/(Loss) from discontinued operations		-	-
XII	Tax expense of discontinued operations		-	-
XIII	<b>Profit/(Loss) from discontinued operations (after tax) (XI+XII)</b>		<b>-</b>	<b>-</b>
XIV	<b>Profit/(loss) for the period (XI+XIII)</b>		<b>165.96</b>	<b>1,139.31</b>
XV	<b>Other Comprehensive Income</b>			
	A(i) Items that will not be reclassified to profit or loss			
	Changes in the fair value of FVOCI Equity Instruments		26.64	-15.35
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-3.81	9.59
	B(i) Items that will be reclassified to profit or loss			
	(ii) Income tax relating to items that will be reclassified to profit or loss			
XVI	<b>Total Comprehensive Income for the period (XIV+XV) (Comprising Profit(Loss) and Other Comprehensive Income for the period) -</b>		<b>188.79</b>	<b>1,133.54</b>
	<b>Paid up Equity Share Capital( Face Value RS. 2/- per share</b>		<b>100.00</b>	<b>100.00</b>



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	Reserves excluding revaluation reserve as per balance sheet of previous accounting year (Other equity)			
XVII	Earnings per equity share (for continuing operation):			
	(1) Basic		16.60	113.93
	(2) Diluted		16.60	113.93
	Weighted Average no. of Equity Shares		10,00,000	10,00,000
	Weighted Average no. of Equity Shares for dilutive EPS		10,00,000	10,00,000

Significant Accounting Policies

1

Ratios

26

Other Explanatory information

27

The accompanying notes 1-27 are an integral part of financial statements

As per our report of even date

For ANAND JAIN & CO.,

CHARTERED ACCOUNTANTS

FRN 001857C

FOR AND ON BEHALF OF BOARD  
OF DIRECTORS



(ANAND PRAKASH JAIN)

PROPRIETOR

M.NO. 071045

DATE:08/05/2026

PLACE: JAIPUR

UDIN 26071045KREXYZC8197




Prasoorn Jain

Director

(DIN: 10343677)



Avani Kanoi

Director

(DIN: 03121949)

**Transcorp Estates Private Limited**  
**Consolidated Balance Sheet as at 31st March, 2026**  
**Statement of Changes in Equity**

(Amount in Rupees)

Balance as at April 1, 2025	Changes in equity share capital during the year	Balance as at 31st March, 2026	Balance as at April 1, 2024	Changes in equity share capital during the year	Balance as at 31st March, 2025
1,00,00,000	-	1,00,00,000	1,00,00,000	-	1,00,00,000

**B. Other Equity**

Particulars	Share application money pending allotment	Equity component of compound financial instruments	Capital Reserve	Securities Premium Reserve	General Reserve	Retained Earnings	Debt instruments through Other Comprehensive income	Equity Instruments through Comprehensive income	Other items of Other Comprehensive Income (specify nature)	Money received against share warrants	Total
Balance as at 31.03.2024	-	-	41.75	2,752.20	-	719.46	-	228.93	-	-	3,742.33
Adjustment of valuation/rounding off	-	-	-3.07	-	-	-	-	-	-	-	-3.07
Total Comprehensive Income for the year 31.03.2025	-	-	-	-	-	1,139.31	-	-5.76	-	-	1,133.54
Balance as at 31.03.2025	-	-	38.68	2,752.20	-	1,408.76	-	223.17	-	-	4,422.81
Adjustment of valuation/rounding off	-	-	-0.03	-	-	-	-	-	-	-	-0.03
Total Comprehensive Income for the year 31.03.2026	-	-	-	-	-	165.96	-	22.83	-	-	188.79
Balance as at 31.03.2026	0	0	38.65	2,752.20	-	1,574.72	-	246.00	-	-	4,611.57



**TRANSCORP ESTATES PRIVATE LIMITED**  
**(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)**

**Standalone Balance Sheet as at 31st March, 2026**

	<u>31.03.2026</u>	<u>31.03.2025</u>
<b><u>I Cash flows from operating activities</u></b>		
Net profit before tax and extraordinary items	208.45	1,200.63
Adjustments for :		
Depreciation	-	-
Bad-debts	-	0.88
Interest expense	1.38	7.61
Share in( profit) /loss of partnership firm	0.23	-953.91
Dividends/ income from investments	0.22	-21.04
Dividend from unlisted shares	-7.50	-25.00
Unrealised gain on fair value conversation of investment(net of amounts pending for adjustment)	-32.57	-31.75
Interest received	-258.00	-227.24
<b>Operating profit before working capital changes</b>	<b>-87.81</b>	<b>-49.83</b>
Adjustments for :		
Other current / financial liabilities	5.16	-1.35
Short term loans and advances	-483.92	-1,140.61
Other non current assets		-
Other current financial assets	353.06	705.00
Cash generated from operations	<b>-213.51</b>	<b>-486.79</b>
Direct taxes paid	-66.60	-37.30
<b>Net cash flow from operating activities</b>	<b>-280.11</b>	<b>-524.09</b>
<b><u>II Cash flows from investing activities</u></b>		
Withdrawal of capital and profits of partnership firm	0.00	826.17
Investment in preference shares	-55.00	-42.46
Investment(-)/ redemption (+) in Mutual funds/AIF's	35.80	42.34
Dividends on unlisted shares	7.50	25.00
Investment in /sale proceeds of unlisted shares	-10.25	-
Interest received	258.00	227.24
Dividends/income from AIF's	10.34	69.42
<b>Net cash flow from investing activities</b>	<b>246.40</b>	<b>1,147.71</b>
<b><u>III Cash flows from financing activities</u></b>		
Proceeds from issue of share capital/warrants/premium		
Proceeds from short term borrowings(Net of repayments)	26.55	-191.29
Proceeds from long term borrowings(Net of Repayments)		-
Interest expense	-1.38	-7.61
Dividend paid	-	-450.00
<b>Net cash flow from financing activities</b>	<b>25.17</b>	<b>-648.90</b>
<b>Net increase /(decrease)in cash and cash equivalents</b>	<b>-8.54</b>	<b>(25.29)</b>
Cash and cash equivalents (opening)	12.16	37.44
<b>Cash and cash equivalents (closing)</b>	<b>3.62</b>	<b>12.16</b>



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### Components of Cash and Cash Equivalents

Cash in hand		-
Bank balances in current accounts	3.62	12.16
Bank deposits with maturity less than 3 months	-	-
	<u>3.62</u>	<u>12.16</u>

#### Notes:

1. The above cash flow statement has been compiled from and is based on the balance sheet as at 31.03.2026 and the related statement of profit and loss for the year ended on that date.
2. The above cash flow statement has been prepared as per IND AS 7 Statement of Cash Flows. Indirect method has been followed for presenting cash flows from operating activities.
3. Cash and cash equivalents for the purpose of cash flow statement comprises cash at bank and short-term investments with an original maturity of three months or less.
4. Effects of non cash items viz unrealised gains/loss on present value conversion and others, on the investment and financial activities cash flows, is included above by separately showing the same in operating activities .

As per our annexed report of even date

For ANAND JAIN & CO.  
FRN 001857C  
Chartered Accountants

FOR AND ON BEHALF OF  
BOARD OF DIRECTORS



(ANAND PRAKASH JAIN)

PROPRIETOR

M.No. 071045

UDIN 26071045KREXCYC8197

PLACE: JAIPUR

DATE: 08/05/2026



Avani Kanoi

Director

(DIN: 03121949DIN: 10343677)



Prasoon Jain

Director

Transcorp Estates Private Limited  
 Consolidated Balance Sheet as at 31st March, 2026  
 Notes to financial statements  
 Note 2

Non Current Assets- Property, Plant & Equipment

Particulars	GROSS BLOCK			DEPRECIATION			Net Block		
	1.4.2025	Additions during the year	deletion/write offs	As at 31.03.2026	Till 01.04.2025	During the year	deletion/write offs	Till 31.03.2026	As at 31.03.2025
Furniture and Fixtures	-	-	-	-	-	-	-	-	-
Office Equipments	-	-	-	-	-	-	-	-	-
Computers	0.33	-	-	0.33	0.30	-	-	0.30	0.03
<b>Total</b>	<b>0.33</b>	<b>-</b>	<b>-</b>	<b>0.33</b>	<b>0.30</b>	<b>-</b>	<b>-</b>	<b>0.30</b>	<b>0.03</b>

1. Useful lives of Property, Plant and Equipment as per Schedule II to Companies Act, 2013

- a) Office Equipments  
5 years
- b) Computers  
3 years



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Transcorp Estates Private Limited

Consolidated Balance Sheet as at 31st March, 2026

Notes to financial statements

Note 3

Investment Property

Particulars	As at 31.03.2026	As at 31.03.2025
<b>LEASEHOLD LAND</b>		
At the beginning of the year	32.09	32.09
Additions/ (Disposals)		
Acquisitions		
Disposals	-	-
Reclassification from/to held for sale		
Other Adjustments(specify)		
Additions/(Disposals)		
At the end of the year	32.09	32.09
Accumulated impairment as at the beginning of the year		
Disposals		
Impairment/(reversal) of impairment		
Reclassification from/to held for sale		
Other Adjustments(specify)		
Accumulated impairment as at the end of the year		
Net carrying amount as at the end of the year (B)	32.09	32.09

Transcorp Estates Private Limited  
Consolidated Balance Sheet as at 31st March, 2026

Notes to financial statements

Note: 4

Non Current Financial Assets - Investments

Particulars	As at 31.03.2026	As at 31.03.2025
<b>Equity instruments (Fully paid-up)</b>		
<b>Quoted</b>		
<b>At FVOCI</b>		
TCI Industries Ltd.           No. of Shares	24,000.00	24,000.00
Face value each share	10.00	10.00
Value	321.84	295.20
<b>Unquoted</b>		
<b>At FVOCI</b>		
Bhoruka Investment Ltd.    No. of Shares	5,00,000.00	5,00,000.00
Face value each share	10.00	10.00
Value	170.00	170.00
TCI Bhoruka Projects Ltd.   No. of Shares	50,000.00	50,000.00
Face value each share	10.00	10.00
Value	-	-
RITCO Travels and Tours Private Ltd.	6,47,500.00	6,47,500.00
Face value each share	10.00	10.00
Value	194.25	194.25
GFCL EV Products Limited	25,000.00	
Face value each share	10.00	
Value	10.25	
	374.50	364.25
<b>Total(equity instruments)</b>	<b>696.34</b>	<b>659.45</b>
<b>Preference Shares (Fully paid-up)</b>		
<b>Unquoted</b>		
<b>At FVTPL(At amortised cost)</b>		
TCI Industries Ltd. - No. of shares	93,163.00	85,663.00
Face Value per share	100.00	100.00
Value	609.12	535.59
Moving Tech Innovations Private Limited - 0.01% PRE SERIES A1 CCPS 16JN45	79,189.00	-
Face value each share	10.00	
Value	25.00	-
<b>Total (Preference Shares)</b>	<b>634.12</b>	<b>535.59</b>
<b>Capital in partnership firm</b>		
<b>At Cost , adjusted for share in profit/loss</b>		
UTKARSH*	241.49	241.71
<b>Total(partnership firm)</b>	<b>241.49</b>	<b>241.71</b>
<b>Investment in associate -M/s Utkarsh( at 46.2998% of book value of net assets of Associate)</b>	280.14	280.40
	-	-
<b>MUTUAL FUNDS EQUITY/AIFS ( At FVTPL)</b>		47.07
<b>(Under lien for loan taken IIFL Wealth Finance Limited)</b>		
<b>Total Mutual funds</b>		<b>47.07</b>
<b>Convertible Promissory Note- Food Cloud P Ltd</b>	<b>40.00</b>	<b>40.00</b>

<b>Total Investments</b>	<b>1,650.60</b>	<b>1,562.51</b>		
Total Non-Current Investments				
(a) Aggregate amount of quoted investments and market value thereof	321.84	295.20		
(b) Aggregate amount of unquoted investments	1,328.76	1,267.31		
(c) Aggregate amount of impairment in value of quoted investments	-26.64	22.80		
<b>*Name of Firm - UTKARSH</b>	<b>Capital Balance</b>		<b>Ratio of Profit %</b>	<b>Ratio of Profit %</b>
	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>	<b>Cost as at 31.03.2026</b>	<b>As at 31.03.2025</b>
<b>Name of Partners</b>			<b>6</b>	<b>5</b>
Shri Ashok Kumar Agarwal	0.01	0.01	0.0001	0.0001
Shri Ashish Agarwal	0.17	0.17	0.0001	0.0001
Shri Kiran Shetty	139.57	139.67	20.89	20.89
Shri Nikhil Kaul	59.42	59.46	9.04	6.97
Shri Ayan Agarwal	31.74	31.76	4.77	4.77
Ashok Kumar & Sons HUF	33.48	33.50	4.68	4.68
Transcorp Estates Private Limited	241.49	241.71	44.2298	46.2998
Log Lab Ventures Private Limited	59.97	60.00	5.96	5.96
Mrs. Teena Dani	6.50	6.51	2.08	2.08
Mr. Sanjay Gupta	14.96	14.97	1.71	1.71
Mr. Umang Saxena	15.01	15.02	1.71	1.71
Mr. Neelam Mehrotra	6.50	6.51	2.08	2.08
Mr. Sitesh Prasad	21.07	17.37	0.96	0.96
Mr. Rachna Todi	13.96	13.97	0.77	0.77
Mr. Vikas Agaral	13.93	13.94	0.77	0.77
Ms. Kanika Agarwal	8.01	8.01	0.35	0.35
<b>Total Capital of Firm</b>	<b>665.77</b>	<b>662.59</b>	<b>100</b>	<b>100</b>
<b>Note 5 - Other Financial assets</b>				
<b>Particulars</b>	<b>As at 31.03.2026</b>	<b>As at 31.03.2025</b>		
Other financial assets	-	-		



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Transcorp Estates Private Limited  
 Consolidated Balance Sheet as at 31st March, 2026  
 Notes to financial statements

Note 6

Other Non Current Assets

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Electricity Security Deposit	0.10	0.10
<b>Total</b>	<b>0.10</b>	<b>0.10</b>

Note7

Current Financial Assets-Trade Receivables

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Unsecured, Considered good	-	-
<b>Total</b>	<b>-</b>	<b>-</b>
<b>Ageing Schedule</b>		
<b>Undisputed, considered good</b>		
Outstanding for less than six months from due date of payment	-	-
Outstanding for 6 months - 1 year from due date of payment	-	-
Outstanding for 1-2 years from due date of payment	-	-
Outstanding for 2-3 years from due date of payment	-	-
Outstanding for more than 3 from due date of payment	-	-
<b>Total</b>	<b>-</b>	<b>-</b>
<b>Disputed, considered good</b>		
Outstanding for less than six months from due date of payment	-	-
Outstanding for 6 months - 1 year from due date of payment	-	-
Outstanding for 1-2 years from due date of payment	-	-
Outstanding for 2-3 years from due date of payment	-	-
Outstanding for more than 3 from due date of payment	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

Note8

Cash and Cash Equivalents

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Balances with banks	-	-
In current accounts	3.62	12.16
Cash in hand	-	-
<b>Total</b>	<b>3.62</b>	<b>12.16</b>

Transcorp Estates Private Limited  
 Consolidated Balance Sheet as at 31st March, 2026  
 Notes to financial statements

Note9

Bank balances other than cash and cash equivalents

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Encumbered FDR with bank	-	-
Interest accrued on above	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

Note 10(a)

Current Financial Assets- Loans

PARTICULARS	As at 31.03.2026	As at 31.03.2025
<b>Loans to related parties- Unsecured, considered good, repayable on demand</b>		
Transcorp International Ltd. - Holding co.	299.50	632.50
Interest receivable	-	-
Interest receivable from holding co	45.71	-
Ritco Travels and Tours Private Limited - Fellow Subsidiary	28.50	43.50
Interest receivable from fellow subsidiary	0.20	-
Bhoruka Investment Limited	2,535.03	1,921.38
Interest receivable from Bhoruka Investment Ltd	177.85	-
<b>TOTAL</b>	<b>3,086.79</b>	<b>2,597.38</b>
<b>% OF TOTAL LOANS OUTSTANDING</b>	<b>97.60</b>	<b>96.96</b>
<b>Loans to others- unsecured, considered good repayable on demand</b>		
Interest receivable on loan to others	70.00	75.00
	6.03	6.51
<b>Total</b>	<b>3,162.82</b>	<b>2,678.90</b>

Note 10(b)

Current Financial Assets- Others

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Amount receivable from holding co. Transcorp International Limited against transfer of immovable properties- Promoter	-	353.61
Advance to Mrs Yamini Agarwal	-	-
Amount receivable from fellow subsidiary Ritco Travels and Tours Private Limited	0.55	-
<b>Total</b>	<b>0.55</b>	<b>353.61</b>

Note 11

Other Current Assets

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Unsecured, considered good	-	-
Prepaid expenses	-	-
<b>Total</b>	<b>-</b>	<b>-</b>



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Transcorp Estates Private Limited  
 Consolidated Balance Sheet as at 31st March, 2026  
 Notes to Financial Statement

Note13  
 Other Equity

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Securities Premium Account		
Retained Earnings	2,752.20	2,752.20
Other Reserves- FVTOCI Reserves	1,574.72	1,408.76
Capital Reserve	246.00	223.17
Total Other equity	38.65	41.75
	4,611.57	4,425.88

Note14  
 Non Current Financial Liabilities- Others

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Secured		
Security Deposits		
Total	-	-
	-	-

Note15  
 Current Financial Liabilities- Borrowings

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Loans from related parties (Repayable on demand)(Unsecured)		
Ayan Fintrade Private Limited	26.55	-
Loan from other parties		
From Others - Repayable on demand	-	-
Total	26.55	-



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TRANSCORP ESTATES PRIVATE LIMITED  
 Consolidated Balance Sheet as at 31st March, 2026  
 Notes to Financial Statement

Note 12

Share Capital				
a)				
PARTICULARS	As at 31.03.2026		As at 31st March, 2025	
	No.	Amount	No.	Amount
<b>Authorised</b>				
1 Equity Shares of Rs. 10/- each	10,00,000	100.00	10,00,000	100.00
<b>Subscribed &amp; Paid up</b>				
1 Equity Shares of Rs. 10/- each fully paid	10,00,000	100.00	10,00,000	100.00
<b>Total</b>	<b>10,00,000</b>	<b>100.00</b>	<b>10,00,000</b>	<b>100.00</b>

b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

PARTICULARS	As at	As at 31st
	31.03.2026	March, 2025
	No.	No.
Equity Shares outstanding at the beginning of the year	10,00,000	10,00,000
Equity Shares Issued during the year	0	-
Equity Shares bought back during the year	0	-
Equity Shares outstanding at the end of the year	10,00,000	10,00,000

c) The Company has only one class of shares having a par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pay dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the annual general meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by shareholders

d) 1000000 Equity Shares (Previous year 1000000 Equity shares) of Rs. 10/ each are held by Transcorp International Ltd., the holding company.

e) Shareholder holding more than 5% of shares and Promoters Holding and change therein

NAME OF SHAREHOLDER/PROMOTER	As at 31.03.2026		As at 31st March, 2025		% Change during the year
	No. of Shares held	Amount	No. of Shares held	Amount	
Equity shares of Rs.10 each fully paid up					
Transcorp International Limited- Promoter	10,00,000	100.00	10,00,000	100.00	NIL
% Holding of Shares	100%		100%		NIL

As per records of the Company, including its register of shareholders/members and other declarations received above, shareholding represents both legal and beneficial ownership of shares.



a

Transcorp Estates Private Limited  
 Consolidated Balance Sheet as at 31st March, 2026  
 Notes to financial statements

**Note16**

**Other Financial Liabilities**

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Other Liabilities- Expenses payable(Rs.394281- payable to holding company)	3.94	0.06
Advance from IIFL	-	-
Interest accrued but not due on unsecured loan	-	-
<b>Total</b>	<b>3.94</b>	<b>0.06</b>

**Note17**

**Other Current Liabilities**

PARTICULARS	As at 31.03.2026	As at 31.03.2025
ITDS payable	0.50	0.23
GST payable	-0.09	-0.09
<b>Total</b>	<b>0.41</b>	<b>0.14</b>

**Note18**

**Provision**

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Provision for gratuity - opening balance	-	-
Addition during the year	1.01	-
Reduction during the year	-	-
<b>Total</b>	<b>1.01</b>	<b>-</b>

**Note19**

**Current Tax Liabilities**

PARTICULARS	As at 31.03.2026	As at 31.03.2025
Provision for Taxation - Opening Balance	61.20	21.00
Addition during the year	51.75	61.20
Deletion during the year	-61.20	-21.00
<b>Total</b>	<b>51.75</b>	<b>61.20</b>



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**Transcorp Estates Private Limited**

**CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED  
31ST MARCH, 2026**

**Notes to financial statements**

**Note No. 19 -Revenue from operations**

<b>PARTICULARS</b>	<b>Year ended 31.03.2026</b>	<b>Year Ended 31.03.2025</b>
Rent Received	-	-
Sale of property	-	-
<b>TOTAL</b>	<b>-</b>	<b>-</b>

**Note No. 20 -Other Income**

<b>PARTICULARS</b>	<b>Year ended 31.03.2026</b>	<b>Year Ended 31.03.2025</b>
Interest on short term loan and advances	7.01	6.53
Interest on short term loan and advances to holding co.	50.79	48.54
Interest on short term loan and advances to fellow subsidiary	2.59	10.30
Interest on short term loan and advances to other related parties	197.61	161.83
Interest on Bank FDR	-	0.06
Interest on Income tax refund	-	-
Dividends	7.50	25.00
Income from AIF	-0.22	23.45
Unrealised gains on fair value conversion of investments (Net of tax impact)	32.57	31.75
IIFL Expenses	-	-2.41
Miscellaneous Income	0.25	-
Profit on transfer of fixed assets(land and build	-	-
Profit on sale of investment property	-	-
<b>TOTAL</b>	<b>298.11</b>	<b>305.04</b>

**Note No. 21 - Increase / Decrease in stock**

<b>PARTICULARS</b>	<b>Year ended 31.03.2026</b>	<b>Year Ended 31.03.2025</b>
Opening stock		-
Closing Stock		-
<b>Increase / Decrease in stock</b>		<b>-</b>

**Note No. 22 - Employee benefits expense**



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PARTICULARS	Year ended 31.03.2026	Year Ended 31.03.2025
Salaries and allowances	53.18	30.68
Gratuity	1.01	-
Staff Welfare	-	-
<b>TOTAL</b>	<b>54.19</b>	<b>30.68</b>

Transcorp Estates Private Limited

**CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026**

**Note No. 23 - FINANCE COST**

PARTICULARS	Year ended 31.03.2026	Year Ended 31.03.2025
Interest	1.38	7.61
Other borrowing cost	-	-
	<b>1.38</b>	<b>7.61</b>

**Note No. 24 - DEPRECIATION**

PARTICULARS	Year ended 31.03.2026	Year Ended 31.03.2025
On Property, plant & equipment	-	-
On Investment Property	-	-
	-	-

**Note No. 25 - OTHER EXPENSES**

PARTICULARS	Year ended 31.03.2026	Year Ended 31.03.2025
Travelling Expenses	12.49	5.21
Security Charges	-	-
Legal & Professional Expenses	3.67	6.69
Directors sitting fees	0.59	0.65
Electricity and Water	0.58	0.58
Repair & Maintenance	2.30	2.30
Miscellaneous Expenses	0.04	0.02
Bank Charges	0.02	0.02
Telephone Expenses.	0.95	0.95
Payment to Auditors- For Audit fee	1.60	1.34
- Limited review	0.54	0.47
- For Taxation matters	0.25	0.21
- For Certifications	0.36	0.31
- GST on above	0.49	0.42
Bad Debts	-	0.88
CSR donation	10.00	-
	<b>33.87</b>	<b>20.03</b>



*a*

**Transcorp Estates Private Limited**  
**Consolidated Balance Sheet as at 31st March, 2026**  
**Note No. 26 - Ratios**

PARTICULARS	Num	AS ON 31.03.2026	AS ON 31.03.2025	% VARIANCE	REASONS FOR VARIANCE (Change by more than 25% as compared to preceding year)
<b>CURRENT RATIO</b>					Due to increase in borrowings repayable on demand
CURRENT ASSETS	N	3,212.97	3,075.81		
CURRENT LIABILITIES	D	83.66	61.40		
CURRENT RATIO		38.41	50.09	<b>-23.33</b>	
<b>DEBT-EQUITY RATIO</b>					Due to NIL debt in previous year
LONG TERM DEBT		-	-		
SHORT TERM DEBT		-	-		
TOTAL DEBT	N	-	-		
SHAREHOLDERS EQUITY	D	4,711.57	4,522.81		
DEBT-EQUITY RATIO		NA	NA	<b>NA</b>	
<b>DEBT SERVICE COVERAGE RATIO</b>					Due to NIL Debt during previous year
NET PROFIT AFTER TAX		165.96	1,139.31		
DEPRECIATION		-	-		
INTEREST		1.38	7.61		
EARNING AVAILABLE FOR DEBT SERV	N	167.34	1,146.92		
DEBT SERVICE	D	-	-		
DEBT SERVICE COVERAGE RATIO		NA	NA	<b>NA</b>	
<b>RETURN ON EQUITY RATIO</b>					Due to decrease in net profit . During the year company's share of profit from associate was (-) 0.23 lakhs against the share in profit of associate of Rs.953.91 lakhs in previous year
NET PROFIT AFTER TAX	N	165.96	1,139.31		
SHAREHOLDER'S EQUITY	D	4,711.57	4,522.81		
RETURN ON EQUITY RATIO		3.52	25.19	<b>-86.02</b>	
<b>INVENTORY TURNOVER RATIO</b>					There being no inventory and sale of goods during the year
COST OF GOODS SOLD	N	-	-		
AVERAGE INVENTORY	D	-	-		
INVENTORY TURNOVER RATIO		NA	NA	<b>NA</b>	
<b>TRADE RECEIVABLES TURNOVER RATIO</b>					There being no inventory and sale of goods during the year
TOTAL SALES	N	-	-		
TRADE RECEIVABLES	D	-	-		
TRADE RECEIVABLES TURNOVER RATIO		NA	NA	<b>NA</b>	
<b>TRADE PAYABLE TURNOVER RATIO</b>					NOT APPLICABLE
NET PURCHASES	N	-	-		
AVERAGE TRADE PAYABLES	D	-	-		
TRADE PAYABLE TURNOVER RATIO		NA	NA	<b>NA</b>	
<b>NET CAPITAL TURNOVER RATIO</b>					Due to there being no sale of goods during the year
NET SALES	N	-	-		
WORKING CAPITAL(Current assets minus current liabilities)	D	3,129.31	3,014.41		
NET CAPITAL TURNOVER RATIO		NA	NA	<b>NA</b>	



2

<b>NET PROFIT RATIO</b>					
NET PROFIT	N	165.96	1,139.31		
NET SALES	D	-	-		
NET PROFIT RATIO		NA	NA	NA	Due to decrease in net profit . During the year company's share of profit from associate was (-)0.23 lakhs against the share in profit of associate of Rs.953.91 lakhs in previous year
<b>RETURN ON CAPITAL EMPLOYED</b>					
EARNING BEFORE INTEREST AND TAX					
NET PROFIT BEFORE TAX		208.45	1,200.63		
INTEREST		1.38	7.61		
TOTAL	N	<b>209.83</b>	<b>1,208.24</b>		
CAPITAL EMPLOYED					
TOTAL ASSETS		4,895.79	4,670.54		
less: CURRENT LIABILITIES		83.66	61.40		
TOTAL- CAPITAL EMPLOYED	D	<b>4,812.14</b>	<b>4,609.14</b>		
RETURN N CAPITAL EMPLOYED		0.04	0.26	<b>-83.37</b>	
<b>RETURN ON INVESTMENT</b>					
EQUITY - LISTED - INVESTMENT GAIN METHOD					
VALUE AS AT THE END OF YEAR		321.84	295.20		
VALUE AS AT THE BEGINNING OF YEAR		295.20	318.00		
INCREASE(+) OF DECREASE IN VALUE ()		26.64	-22.80		
ROI - EQUITY - LISTED CLASS		0.09	-0.07	<b>-225.87</b>	STOCK MARKET DETERMINED CHANGE



*a*

**TRANSCORP ESTATES PRIVATE LIMITED**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT 31ST MARCH 2026**

**Note No. 27 Other Explanatory Information**

I Company is engaged in business in India only, which in the context of Ind AS 108 "Operating Segments" is considered the only geographical segment.

II Legal and professional charges includes Rs.NIL lakhs (Previous year-NIL) paid to auditors for other attestation services.

III In view of availability of unabsorbed loss/ depreciation and exempt income as per Income Tax Act, deferred tax liability is deemed to be adjusted from deferred tax asset and as such is not provided. Deferred tax asset over and above deferred tax liability also has not been provided considering prudence. Deferred tax asset on brought forward and current losses has not been provided in the absence of virtual certainty and considering prudence. Deferred tax liability/asset has been provided in respect of unrealised gains/losses consequent upon conversion of value of financial instruments through FVOCI and FVTPL.

**IV Disclosure as per Ind AS 23: Borrowing Costs**

Borrowing costs capitalized during the year is Nil (Previous year Rs.NIL)

**V Disclosure as per Ind AS 12: Income Taxes**

**Income Tax Expense**

**(i) Income Tax recognised in the statement of profit and loss**

Particulars	31.3.2026	31.3.2025
Current Tax expense		
Current Year	51.75	61.20
Adjustment for earlier years	-9.26	0.13
<b>Total current Tax Expense</b>	<b>42.49</b>	<b>61.33</b>
Deferred Tax Expense		
Origination and reversal of temporary differences	-	-
Less: Deferred Tax asset for Deferred Tax Liability	-	-
<b>Total deferred Tax Expense</b>	<b>-</b>	<b>-</b>
<b>Total Income Tax Expense</b>	<b>42.49</b>	<b>61.33</b>

Deferred tax Expense/asset/liability in respect of unrealised gains or losses upon conversion of value of financial instruments through FVTPL is directly adjusted in the gains or losses and is reflected in balance sheet

**(ii) Income Tax recognised in other comprehensive income**

Particulars	31-Mar-26		31-Mar-25	
	Before tax	(Tax expense)/benefit	Before tax	(Tax expense)/benefit
Net gains/(losses) fair value of Equity Instruments	26.64	-3.81	22.83	-15.35
				9.59
				Net of Tax
				9.59
				Net of Tax
				-5.76



Total	26.64	-3.81	22.83	-15.35	9.59	-5.76
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(iii) Reconciliation of Tax Expense and the accounting profit multiplied by India's domestic tax rate

Particulars	As at 31st, March 2026	As at 31st, March 2025
Profit before tax	208.45	1,200.63
Tax using company's domestic tax rate 25.168%(P.Y. 25.168%)	52.46	302.18
MAT credit adjustments		
Earlier Year tax	-9.26	0.13
Exempt income	0.06	-240.08
Non deductible items	2.77	
Others	-3.54	-0.89
Add: Others - MAT being not applicable under section 115BAA of Income Tax Act		
Tax as per Statement of Profit & Loss	42.49	61.33
Effective Rate of Tax	42.49	61.33
	20.38	5.11

**VI Disclosure as per Ind AS 24: Related Parties**

**Related Party disclosures**

1. Holding Company  
Transcorp International Limited
- 1a. Associate- M/s UTKARSH
2. Fellow subsidiary of holding company  
Rico Travels and Tours Private Limited  
Transcorp Payments Limited  
Transwire Forex Limited
3. Relatives of person exercising significant influence in holding company  
Ayan Agarwal  
Manisha Agarwal  
Yamini Singhal
4. Concern over which key managerial personnel or their relatives, of holding company is having significant influence  
Ayan Fintrade Private Limited  
Transcorp Fincap Pvt. Ltd.  
TCI Bhoruka Projects Ltd.  
Bhoruka Investment Ltd.  
Transcorp Enterprises Limited

	This year Rs in lakhs	Previous year Rs in lakhs
6. Directors - Non executive		
Apra Kuchhal - Sitting fees paid(including TDS , excluding GST under reverse charge)	0.20	0.20
Avani agarwal - Sitting fees paid(including TDS, excluding GST under reverse charge)	0.10	0.15
Prasoon Jain- Sitting fees paid(including TDS, excluding GST under reverse charge)	0.20	0.20

Transaction with the above related parties for the year ended 31 march 2025 are as follows:



S.No.	Particulars	Holding Company	Fellow subsidiary of holding co.	Relatives of person exercising significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having significant influence
1	<b>Loan given</b>				
	a) Maximum Amount	832.50	Nil	Nil	1,951.38
	b) Year End Balance	632.50	43.50	Nil	1,921.38
	c) Loans given	945.00	205.00	Nil	1,082.20
	d) Repayment received	553.00	161.50	Nil	404.10
	e) Interest receivable(Net of TDS)	Nil	Nil	Nil	Nil
2	<b>Short term borrowings</b>				
	a) Maximum Amount	Nil	Nil	Nil	248.29
	b) Year End Balance including interest payable(net of TDS)	Nil	Nil	Nil	
	c) Loans received	Nil	Nil	Nil	57.00
	d) Repayment Given	Nil	Nil	Nil	248.29
3	<b>Expenses Shared(paid/provided)</b>				
	a) Amount payable at year end	30.00	Nil	Nil	Nil
	b) Interest Paid/ credited gross	Nil	Nil	Nil	Nil
	c) Interest Received/ debited gross	(TDS Rs. Nil)	Nil	Nil	7.61
	d) Security Deposit Received	48.54	10.30	Nil	(TDS Rs.0.76)
	e) Balance at year end	(TDS Rs. 4.85)	1.03	Nil	161.83
	f) Purchases/ Services taken	Nil	Nil	Nil	(TDS Rs16.18)
	g) Share subscription given during the year including share premium	Nil	Nil	6.00	Nil
9	<b>Dividend paid (including TDS)</b>				
10	Amount receivable at year end out of properties sold in earlier years	450.00			
	Capital /profit received from Associate 31.3.2025 Rs(-)127.74/953.91 lakhs	353.61	Nil	Nil	Nil
11	Amount contributed to Associate for expenses 31.3.2025 Rs. Nil				
12					

Transaction with the above related parties for the year ended 31 March 2026 are as follows:



S. No.	Particulars	Holding Company	Fellow subsidiary of holding co.	Relatives of person exercising significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having significant influence
1	<b>Loan given</b>				
	a) Maximum Amount	632.50	43.50	NIL	2,535.03
	b) Year End Balance other than interest receivable	299.50	28.50	NIL	2,535.03
	c) Loans given	-	-	NIL	743.95
	d) Repayment received	323.00	15.00	NIL	130.30
	e) Interest receivable (Net of TDS)	45.71	0.20		177.85
2	<b>Short term borrowings</b>				
	a) Maximum Amount	NIL	NIL	NIL	27.55
	b) Year End Balance including interest payable (net of TDS)	NIL	NIL	NIL	26.55
	c) Loans received	NIL	NIL	NIL	50.25
	d) Repayment Given	NIL	NIL	NIL	23.70
3	<b>Expenses Shared (paid/provided)</b>	30.00	NIL	NIL	NIL
	Amount payable at year end	3.94	NIL	NIL	NIL
4	<b>Interest Paid/ credited gross</b>	NIL	NIL	NIL	1.38
	(TDS Rs. NIL)				(TDS Rs 0.14)
5	<b>Interest Received/ debited gross</b>	50.79	2.59	NIL	197.61
	(TDS Rs. 5.08)		(TDS Rs. 0.26)		(TDS Rs 19.76)
6	<b>Security Deposit Received</b>	NIL	NIL	NIL	NIL
	Balance at year end	NIL	NIL	NIL	NIL
7	<b>Purchases/ Services taken</b>	7.85	4.64	12.00	NIL
8	<b>Share subscription given during the year including share premium</b>	NIL	NIL	NIL	NIL
9	<b>Dividend paid (including TDS)</b>	NIL	NIL	NIL	NIL
10	<b>Amount receivable at year end out of property sold in earlier years</b>	NIL	NIL	NIL	NIL
11	<b>Amount receivable from Fellow subsidiary -</b>	NIL	0.55	NIL	NIL
12	<b>Capital/profit received from Associate 31.3.2026 Rs. NIL/(-)0.23 lakhs</b>				
13	<b>Amount contributed to Associate for expenses 31.3.2026 Rs. NIL</b>				

Disclosure under Section 186(4) of Companies Act in respect of loans, investment, guarantee and securities

Name	Purpose	Opening Balance as on 1.4.2025	Additions/Repayments during the year with accrued interest(Net of TDS)	Closing balance as on 31.3.2026 with accrued interest(Net of TDS)	Remarks
Bhoruka Investment Ltd	General business purposes	1,921.38	791.50	2,712.88	Loan given on interest
Individual persons	General business purposes	81.51	-5.48	76.03	Loan given on interest
Transcorp Enterprises Limited	General business purposes	-	-	-	Loan given on interest
Ritico Travels And Tours P Ltd	General business purposes	43.50	-14.80	28.70	Loan given on interest
Transcorp International Limited (holding co.)	General business purposes	632.50	-287.29	345.21	Loan given on interest
Investments in listed/ unlisted shares as per note 4 at fair value including investment in fellow subsidiary	Investments	659.45	36.89	696.34	Change in value during the year as per fair value OCI Rs 26.64 lakhs gross plus new acquisition of 10.25 lakhs
Investment in preference shares as per note 4 at amorised cost	Investments	535.59	98.53	634.12	Addition in Preference share is new acquisition Rs. 55.00 lakhs and fair value change 43.53 lakhs
Convertible Promissory note - M/s Food cloud P LTD	Investments	40.00	-	40.00	
Capital in partnership firm - M/s UTKARSH( Associate) without considering effect of consolidation in value of investment	Investments	241.71	-0.22	241.49	Share in profit during the year Rs.(-)0.23 and rounding of Rs. 0.01
Investment in Mutual funds Equity/ AIF's	Investments	47.07	47.07	-	Redemption of investment

VII Disclosure as per Ind AS 33 : Earnings per Share  
Basic and diluted earnings per share

Particulars	31-Mar-26	31-Mar-25
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Profit attributable to equity shareholders (used as numerator) (Rs)	165.96	1,139.31
Weighted average number of equity shares for Basic and Diluted EPS (used as denominator) (Nos.)	10,00,000	10,00,000
Basic/Diluted Earnings per equity share	16.60	113.93

**VIII Disclosure as per Ind AS 37: Provisions, Contingent Liabilities Contingent Assets**

**A) Contingent Liability -NIL**

**IX Disclosure as per Ind AS 40: Investment Property**

- i) Direct Operating Expenses arising from investment property that generated rental income are Rs. NIL ( Previous year RS.NIL lakhs)
- ii) Direct Operating Expenses arising from investment property that did not generated rental income are Rs. NIL lakhs (Previous year Rs. NIL lakhs)

**X Disclosure as per Ind AS 108:**

Operating Segments is given in consolidated financial statements of holding company. Company is engaged in investing and dealing in securities and properties. Company is engaged in business in India only being the only geographical segment

**XI Financial Risk Management**

The Company's principal financial liabilities, comprise borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to manage finances for the Company's operations. The Company has loan and other receivables, trade and other receivables, and cash and short-term deposits that arise directly from its operations. The most significant financial risks to which the Company is exposed to are described as follows:-

**a) Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: currency rate risk, interest rate risk and other price risks, such as investment price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits, investments, and other financial assets. This is based on the financial assets and financial liabilities held as at March 31, 2026 and March 31, 2025.

**b) Credit risk**

Credit risk is the risk that a counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss.

**c) Liquidity risk.**

Liquidity risk is the risk that the Company may not be able to meet its present and future cash and collateral obligations/commitments without incurring unacceptable losses.

**d) Physical risk**

It is the risk of theft, robbery or fakeness of cash and cash equivalents leading to financial loss.

Risk Management framework



The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Company wherever considers necessary and proper, uses derivative financial instruments to hedge certain risk exposures. The Company does not acquire or issue derivative financial instruments for trading or speculative purposes. However during the year no use of derivative financial instruments was done

Risk management is carried out by the Board of Directors under policies approved by identifying, evaluating and hedging financial risks. The board provides principles for overall risk management, as well as policies covering specific areas, such as interest rate risk, and credit risk, use of derivative financial instruments and non-derivative financial instruments, and investment of excess liquidity. For physical risk training of employees to recognise the fake currency, lower physical cash and insurance cover policy is followed.

#### Financial Risk Management

##### A) Market risk

##### Interest Rate Risk:

Interest rate risk is the risk that the fair value of the future cash flows of the financial instrument will fluctuate because of changes in market interest rates. In order to manage the interest rate risk, Board of Directors perform a comprehensive corporate interest rate risk management by balancing the proportion of fixed interest rate and floating rate financial instruments in its total portfolio. Since the company only has fixed interest rate instruments, it is not exposed to significant interest rate risk as at the respective reporting periods.

Particulars	31-Mar-26	31-Mar-25
<b>Exposure to Interest rate risk</b>		
<b>Financial Assets</b>		
Loan to Related Parties( including interest receivable)	3086.79	2537.38
Loan to others	76.03	81.51
Preference Shares redeemable at premium	609.12	535.59
Cumulative convertible preference shares	25.00	0.00
Bank Deposits(including interest accrued)	0.00	0.00
<b>Total</b>	<b>3796.94</b>	<b>3214.49</b>
<b>Financial Liabilities</b>		
Loans from related parties including interest payable	26.55	0.00
Loans from others including interest accrued but not due	0.00	0.00
<b>Total</b>	<b>26.55</b>	<b>0.00</b>

##### Fair Value Sensitivity Analysis for Fixed Rate Instruments

Company's fixed rate instruments are generally of short term nature. Also, other instruments are carried at amortised cost. They are therefore not subject to any material interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

##### Investment Price Risk

The entity's listed and known listed equity securities are susceptible to market price risk arising from uncertainties about future values of the investment securities.



a) Exposure to Investment Price Risk

Particulars	31-Mar-26	31-Mar-25
Investment in Equity Instruments	696.34	659.45
Investment in Preference Shares	634.12	535.59
Investment in Mutual Funds	0.00	47.07
Convertible Promissory Note	40.00	40.00
	<b>1370.46</b>	<b>1282.11</b>

b) Sensitivity Analysis

Particulars	31-Mar-26		31-Mar-25			
	Sensitivity Analysis	Impact on		Sensitivity Analysis	Impact on	
		Profit before Tax	Other Equity		Profit before Tax	Other Equity
Market Rate Increase	5%	68.52	51.28	5%	64.11	47.97
Market Rate Decrease	5%	-68.52	-51.28	5%	-64.11	-47.97

Tax impact has been considered as per normal rate of tax u/s 115BAA of Income Tax Act, 1961 on gross investment for sake of simplicity and understandability

B) Credit risk

The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. The Company categorizes a loan or receivable for write off when a debtor fails to make contractual payments greater than 3 years past due and when management is of the opinion that all the possible efforts have been undertaken for recovery but the recovery is not possible. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are to be recognized in profit and loss.

Continuous efforts are made to ensure timely payment from the customers.

Trade Receivables

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers. The Company monitors the payment track record of the customers. Outstanding customer receivables are regularly monitored.

The Company has also taken advances and security deposits from its customers, which mitigate the credit risk to an extent. However as on the date of balance sheet there was no advance payment/security deposit from its customers in view of their being no revenue from operation and income being other income only.

The ageing of trade receivable is as below:

Particulars	Past Due			Total
	Neither due nor impaired	Upto 6 months	Above 6 to 12 months	
Trade Receivables				
As at March 31, 2026				



Unsecured	-	-	-	-
As at March 31, 2025	-	-	-	-
Unsecured	-	-	-	-

Reconciliation of impairment loss provisions:

(Rs. In Lakhs)

Particulars	Trade Receivables		Other Balances	
Balance as at April 1, 2024	-	-	-	-
Impairment loss recognised	0.88	-	-	-
Amounts written off*	0.88	-	-	-
Balance as at March 31, 2025	-	-	-	-
Impairment loss recognised	-	-	-	-
Amounts written off*	-	-	-	-
Balance as at March 31, 2026	-	-	-	-

\*Considering the non recoverability of Trade Receivables, the company has assessed actual credit loss as bad debts

In the opinion of management, all current assets have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the balance sheet. Looking to the very low risk of default, recognising impairment loss or Expected Credit Loss was not considered necessary.

**Financial instruments and cash deposits**

The cash and cash equivalents as well as deposits with bank are held with banks of high rating. The banks are also chosen as per the geographical and other business conveniences and needs.

**C.) Liquidity Risk**

The Company's objective is to maintain optimum levels of liquidity to meet its cash and collateral requirements. The company does not anticipate any problem in obtaining external funding in the foreseeable future when the need arises.

The table below provides undiscounted cash flows towards non-derivative financial liabilities and other liabilities:

Particulars	As at 31-3-2026				Total
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	26.55	-	-	-	26.55
Trade / other payables	-	3.94	-	-	3.94
<b>Total Financial Liabilities</b>	26.55	-	-	-	30.49
Other liabilities	-	6.27	-	-	6.27
<b>Total</b>	26.55	6.27	-	-	36.76

Particulars

As at 31-3-2025



	Maturity				Total
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	-	-	-	-	-
Trade / other payables	0.06	-	-	-	0.06
<b>Total Financial Liabilities</b>	<b>0.06</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.06</b>
Other liabilities					
Total	0.06	30.20	-	-	30.20
		30.20	-	-	30.20

**D.) Physical Risk**

Management keeps the cash and cash equivalents at very minimum level to take care of risk of theft/ robbery. As regards fake currency, employees are trained to recognise valid currency.

**XII Fair Value Measurements**

**(a) Financial Instruments by category**

Particulars	31-03-2026		
	FVTPL	FVTOCI	Amortised Cost
<b>Financial Assets</b>			
Investments			
-Equity Instruments			
-Preference Shares (Debt)		696.34	
-Mutual funds AIF			634.12
-Partnership firm			
-Convertible Promissory Note	280.14		
Trade Receivables	40.00		
Loans			
Cash and cash equivalents			3,162.82
Other Financial Assets			3.62
			0.55
<b>Total</b>	<b>320.14</b>	<b>696.34</b>	<b>3,801.11</b>
<b>Financial Liabilities</b>			
Borrowings			
Trade Payable			26.55
Other Financial Liabilities			
<b>Total</b>	<b>-</b>	<b>-</b>	<b>3.94</b>
			30.49

Particulars	31-03-2025		
	FVTPL	FVTOCI	Amortised Cost
<b>Financial Assets</b>			
Investments			
-Equity Instruments			
-Preference Shares (Debt)		659.45	
-Mutual funds AIF			535.59
-Partnership firm			
-Convertible Promissory Note	47.07		
Trade Receivables	280.40		
Loans	40.00		

Trade Receivables	-				
Loans	-				
Cash and cash equivalents	-			2,678.90	
Other Financial Assets	-			12.16	
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>353.61</b>	
<b>Financial Liabilities</b>	<b>367.47</b>	<b>659.45</b>		<b>3,580.26</b>	
Borrowings					
Trade Payable					
Other Financial Liabilities				0.06	
<b>Total</b>				<b>0.06</b>	

b) Fair Value hierarchy

Financial assets and liabilities measured at Fair value	Level 1	Level 2	Level 3	Total
<b>As at 31 March 2026</b>				
<b>Financial Assets</b>				
Investments in quoted Equity instruments	321.84			321.84
Investments in unquoted Equity instruments			374.50	374.50
Investment in preference shares(Debt)(at amortised cost)			634.12	634.12
Investment in Mutual Funds AIF's			-	-
Convertible Promissory Note			0.40	0.40
Partnership firm (Associate)			280.14	280.14
<b>Financial Liabilities</b>				

**As at 31 March 2025**

<b>Financial Assets</b>				
Investments in quoted Equity instruments	295.20			295.20
Investments in unquoted Equity instruments			364.25	364.25
Investment in preference shares(Debt)(at amortised cost)			535.59	535.59
Investment in Mutual Funds AIF's	47.07			47.07
Convertible Promissory Note			40.00	40.00
Partnership firm (Associate)			280.40	280.40
<b>Financial Liabilities</b>				



**Level 1-** Level 1 hierarchy includes financial instruments measured using quoted prices/ available NAV in case of Mutual funds/ AIF's. This includes listed equity instruments that have quoted price. Listed and actively traded equity instruments are stated at the last quoted closing price on the National Stock Exchange of India Limited (NSE). Instruments like Mutual funds where NAV's are available are stated at available NAV.

**Level 2-** The fair value of financial instruments that are not traded in active market is determined using valuation techniques which maximize 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 the 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. This level includes investments in unquoted equity instruments and preference shares, convertible promissory note and investment in partnership firm

**c) Valuation technique used to determine fair value:**

Specific Valuation techniques used to fair value the financial instruments include:

(i) For Financial instruments other than mentioned at (ii) and (iii) below- As per level 1,2 and 3 as the case may be i.e. quoted market price, closing NAV's, book values etc.

(ii) For Financial liabilities (public deposits, long term borrowings) Discounted Cash Flow; appropriate market borrowing rate of entity as on each balance sheet date used for discounting. Company does not have public deposits and long term borrowings. Borrowings of company are repayable on demand

(iii) For financial assets (loans) discounted cash flow; appropriate market borrowing rate of the entity as on each balance sheet date is used for discounting. Company has given loans which are repayable on demand

**d) Fair value of financial assets and liabilities measured at amortized cost**

Particulars	Level	31-03-2026		31-03-2025	
		Carrying amount	Fair value	Carrying amount	Fair value
<b>Financial Assets</b>					
Loans	3	3,162.82	3,162.82	2,678.90	2,678.90
Trade Receivables	3	-	-	-	-
<b>Total</b>		<b>3,162.82</b>	<b>3,162.82</b>	<b>2,678.90</b>	<b>2,678.90</b>
<b>Financial Liabilities</b>					



Loans- Borrowing from banks	3	-	-	-
Other Borrowings -	3	26.55	26.55	-
Other Financial Liabilities	3	3.94	3.94	0.06
<b>Total</b>		<b>30.49</b>	<b>30.49</b>	<b>0.06</b>

### XIII Capital Risk Management

For the purposes of the Company's capital management, capital includes issued capital, share premium and all other equity reserves. Net debt includes interest bearing borrowings less cash and short term deposits. The primary objective of the Company's Capital Management is to maximize shareholder value.

Particulars	As at 31-3-26	As at 31-3-25
Total debt	26.55	-
Less: cash and cash equivalents	3.62	12.16
<b>Net Debt</b>	<b>22.93</b>	<b>-12.16</b>
Equity	4,711.57	4,522.81
<b>Net debt to equity ratio</b>	<b>0.00</b>	<b>-0.00</b>

XIV Company is not having any information about Micro and Small enterprises registered under MSMED Act,2006 and also has not received any claim for interest from any supplier. Accordingly amount of principal and interest due/ paid to Micro and Small enterprises under MSMED Act,2006 is nil and all outstanding dues under current/non-current liabilities are the outstanding dues of enterprises other than Micro and Small enterprises.

### XV

INDAS 115-Company's revenue is arising from renting of properties. Revenue from sale of services is recognised on rendering of services. Company collects GST on behalf of Government and therefore, it is not an economic benefit flowing to the Company. Hence it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend from investment, unrealised gains on fair value redemption of investment other than equity instruments, share of profit or loss from investment in partnership firm, and realised gains on financial liabilities. Disaggregation of revenue is duly depicted in note 19 and 20 and amount receivable is appearing in sundry debtors. Share of Profit and loss from investment in partnership firm is shown separately on the face of statement of profit and loss as a separate line item. During the year there was no income from renting as company had no property given on rent.

XVI Ind As 112 : Disclosure of interest in other entities: Associate is a partnership firm named M/s Utkarsh. It's principal place of business is in Jaipur within the State of Rajasthan in India. Share in profit/loss of partnership is 44.2298% based on investments acquired by firm out of capital contributed by co. Investment in the firm has been measured using Equity method. Associate's nature of business is making investments. Following is the summarised position of Total asset and liabilities of the Associate : Non Current assets being investments Rs 647.31 lakhs(previous year Rs. 647.37lakhs). Current assets including cash and bank balances and Advance tax/ITDS Rs 18.48.lakhs ( previous year Rs.535.07 lakhs); and current liabilities being provision for taxation Rs.NIL lakhs(previous year provision for taxation Rs. 518.20 lakhs) and ITDS payable Rs. 0.02 lakhs( Previous year Rs.0.02 lakhs); Reserve Fund for Administrative expenses RsNIL lakhs ( previous year 1.63 lakhs)Total Capital after adjusting Profit/loss of the current year net of withdrawals Rs.665.77 lakhs(previous year Rs.662.59lakhs). Revenue was Rs. NIL lakhs ( previous year Rs.2373lakhs)being profit on sale of Equity ( Previous year Preference shares and indirect income comprising of interest earned on FDR's was Rs. NIL lakhs ( previous year Rs.2.17lakhs) and expenses in connection with revenue earned was Rs. NIL lakhs (Previous year Rs.107.02lakhs). Profit from operation after provision for taxation (net of earlier year provision written backRs.NIL)Rs.NIL lakhs and transfer to reserve fund Rs (-)1.63 lakhs, was Rs.(-) 0.52 lakhs ( previous year Profit from operation after provision for taxation (net of earlier year provision written back 0.41 lakhs) Rs. 517.79 lakhs and transfer to reserve fund Rs.(-)0.60 lakhs was 1747.78 lakhs )



XVII Additional disclosure as per part III of Division II to the Schedule III to Companies Act, 2013

a. Investment in associates i.e. partnership firm M/s Utkarsh has been accounted for using equity method. Amount of total capital of the associate of parent and of other partners and their respective percentages is disclosed in "note 4- Investments"

Name of Entity in the Group	Net Asset i.e. total asset minus total liabilities		Share in Profit or (loss) after tax		Share in other comprehensive income		Share in total Comprehensive Income	
	as % of consolidated net assets	Amount	as % of consolidated profit or loss	Amount	as % of consolidated OCI	Amount	as % of Total Comprehensive Income	Amount
Parent - Transcorp Estate Private Limited	94.05	4,431.43	100.14	166.19	100.00	22.83	100.12	189.02
Associate- M/s Utkarsh	5.95	280.14	-0.14	-0.23	-	-	-0.12	-0.23
Total	100.00	4,711.57	100.00	165.96	100.00	22.83	100.00	188.79

XVIII

Previous Year's figures have been regrouped, rearranged or recasted wherever considered necessary.

XIX

OTHER DISCLOSURES REQUIRED BY SCHEDULE III TO THE COMPANIES ACT, 2013

1 Disclosure related to utilization of funds borrowed from banks and financial institutions

The company has not taken loan from Bank or Financial institution.

2 Title deeds of Immovable Property not held in name of the Company

Immovable property as at year end were held by the company in its own name

3 Revaluation of PPE

The Company has not revalued its Property, Plant and Equipment (including Right-of-Use Assets) or intangible

4 Loans and advances granted to promoters, directors, KMP's and Related Parties

Duly disclosed in note no. 10(a)

5 Capital work in progress, intangible assets under development

NIL as at year end

6 Benami Properties

NIL

7 Borrowings from banks or financial institutions on the basis of security of current assets.

Company has not taken loan from Bank or financial institutions on the basis of security of current assets

8 Willful Defaulter

Company is not declared as a wilful defaulter by any bank or financial institution or other lender

9 Relationship with Struck off Companies

Company has not done any transaction with companies struck off under section 248 of the Companies Act, 2013

10 Registration of charges or satisfaction with Registrar of Companies

No registration/satisfaction of charge during the year

11 Compliance with number of layers of companies

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

12 Ratios

Duly disclosed in note No.26

13 Compliance with approved Scheme(s) of Arrangements

No such scheme of arrangement during the year

14 Utilisation of Borrowed funds and share premium

a) no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entities, including foreign entities ("intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or provide



any guarantee, security or the like on behalf of ultimate beneficiaries.

b) no funds have been received by the company from any person(s) or entity(ies) including foreign entities ("Funding Parties") with the understanding whether recorded in writing or otherwise, that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries

**15 Undisclosed Income:**

There were no 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).

**16 Corporate Social Responsibility (CSR)**

(i) Amount required to be spent by the company during the year	31.3.2026	31.3.2025
(ii) Amount of expenditure incurred	10.00 Lakhs	NIL
	10.00 Lakhs	NIL

(iii) Shortfall at the end of the year  
(iv) Total of previous years shortfall  
(v) Reason for shortfall

NIL	NIL
NIL	NIL
NA	NA

(vi) Nature of CSR activities

Education of

Young artists -  
music lab

NA

(vii) Details of related party transaction e.g. contribution to a trust controlled by the company in relation to CSR expenditure as per relevant accounting standard NA

(viii) Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year NA

**17 Details of Crypto Currency or Virtual Currency**

Company has not invested or traded in crypto currency or virtual currency during the year.  
As per our report of even date

For ANAND JAIN & CO.,  
CHARTERED ACCOUNTANTS  
FRN 001857C

*Anand*  
(ANAND PRAKASH JAIN)  
PROPRIETOR  
M.NO. 071045

DATE: 08/05/2026  
PLACE: JAIPUR  
UDIN 26071045KREX7C8197



FOR AND ON BEHALF OF  
BOARD OF DIRECTORS

*Prasoon Jain*

Avani Kanoi  
Director

Prasoon Jain  
Director

(DIN: 03121949) (DIN: 10343577)

## TRANSCORP ESTATES PRIVATE LIMITED

Consolidated Balance Sheet as at 31<sup>st</sup> March, 2026 and Statement of Profit and Loss for the year ended on that date.

### Note No. 1 -Corporate Information and Material Accounting Policies

#### A. Corporate Information

Transcorp Estates Private Limited ("the company") is a private limited company domiciled in India (CIN: U45201DL2010PTC406522), having its registered office at c/o IIMR, 2nd Floor, Plot No.3, HAF Pocket, Sector 18A, Dwarka, Phase II, Dwarka, New Delhi West Delhi 110075. The company is a wholly owned subsidiary of Transcorp International Limited. These consolidated financial statements comprise the financial statements of the company and its associate M/s Utkarsh, a partnership firm.

Group is engaged in the business of renting of properties and has also made investments directly into Equity and Debts instruments of listed and unlisted companies, fellow subsidiaries and mutual / alternative investment funds.

#### Basis of Preparation

##### 1. Statement of Compliance

Ministry of Corporate Affairs notified roadmap to implement Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by Amendment Rules notified from time to time. As per the said roadmap, Parent company, M/s Transcorp International limited, is required to apply Ind AS starting from financial year beginning on or after 1<sup>st</sup> April, 2017. As Transcorp Estates Private Limited is wholly owned subsidiary of Parent company, M/s Transcorp International Limited, hence it is also required to apply Ind AS from Financial Year beginning on or after 1<sup>st</sup> April, 2017. Accordingly, these financial statements of the Company have been prepared in accordance with the Ind AS.

These consolidated financial statements are prepared on accrual basis of accounting on going concern assumption and comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and subsequent amendments thereto, the Companies Act, 2013 (to the extent notified and applicable). These financial statements were authorized for issue by Board of Directors on 8<sup>TH</sup> May, 2026

##### 2. Basis of measurement

The financial statements have been prepared on historical cost convention except for revalued costs in respect of certain financial assets and liabilities viz. Investments etc. which have been measured at fair value as required by IND AS.

##### 3. Functional and Presentation Currency

These financial statements are presented in Indian Rupees (INR), which is the Company's functional currency. All amounts have been rounded off to the nearest lakhs.



#### 4. Current and Non Current Classification

The company presents assets and liabilities in the balance sheet based on current/non-current classification.

An asset is classified as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when it is:

- Expected to be settled in normal operating cycle,
- Held primarily for the purpose of trading,
- Due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The Operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. Deferred tax assets and liabilities are classified as Non-Current assets and liabilities.

#### B. Material Accounting Policies

##### Basis of Consolidation

Company has invested capital in partnership firm M/s Utkarsh in which it holds substantial influence by virtue of its share in profit being 44.2298% for the accounting year ended 31.3.2026. Following INDAS 28, this investment in capital of M/s Utkarsh has been accounted for using equity method. Share in the profit or loss of associate has been separately shown in statement of profit and loss and share in net assets of the associate has been shown separately in Schedule of Investment as non current investments with excess of the entity's share of the net fair value of the investee's assets and liabilities i.e. book value as per the balance sheet of associate, over the cost of investment, is recognized directly in equity as capital reserve .

##### Others

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

On transition to IND AS, the company had elected to utilize the option under Ind AS 101 by not applying the provisions of Ind AS 16 and Ind AS 40 retrospectively and continue to use the previous GAAP carrying amount as a deemed cost under Ind AS at the date of transition to Ind AS. Therefore, the carrying amount of property, plant and equipment and investment property as per the previous GAAP as at 1<sup>st</sup> April 2016, i.e.; the Company's date of transition to Ind AS, were maintained on transition to Ind AS.



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## 1. Property, Plant and Equipment

### Initial recognition and measurement

An item of PPE is recognised as an asset if and only if it is probable that future economic benefits associated with them will flow to the company and the cost of item can be measured reliably.

An item of Property, Plant and Equipment is carried at cost less accumulated depreciation and any accumulated impairment losses. Cost includes any cost directly attributable to bringing the asset to the location and operating condition like installation and assembly cost. Any trade discounts and rebates are deducted in arriving at the cost. All cost related to acquisition and installation are capitalized.

Items of Property, Plant and Equipment having different useful lives are recognized separately.

### Subsequent cost

Subsequent expenditure is added to the book value only if it increases the future economic benefits from the existing asset.

### Depreciation

Assets are depreciated using straight line method over the estimated useful life of the asset as specified in Part "C" of Schedule II of Companies Act, 2013 after retaining residual value of 5% or lower of original cost. Assets residual values and useful lives are reviewed at each financial year end, considering the physical condition of the assets.

### De-recognition

An item of Property, plant and Equipment is derecognized when no future economic benefits are expected from their use or upon their disposal. Gains or losses on disposal/ transfer/ de-recognition of item of property, plant and Equipment are determined as difference between net sale proceeds and the carrying amount of Property, Plant and Equipment and is recognized in statement of profit and loss.

## 2. Investment Property

### Initial Recognition

Investment property comprises portions of freehold land, leasehold land and office buildings that are held for long-term rental yields and/or for capital appreciation. Investment properties are initially recognized at cost and subsequently recognized at cost less accumulated depreciation and accumulated impairment losses.

### Depreciation

The depreciation on building is calculated using the straight line method over the estimated useful life as specified in Schedule II to the Companies Act, 2013. The residual values, useful lives and depreciation method of investment properties are reviewed, and adjusted on prospective basis as appropriate, at each financial year end. The effects of any revision are included in the statement of profit and loss when the changes arise.

### De-recognition



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Investment properties are derecognized when either they have been disposed off or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its use. The difference between the net sale proceeds and the carrying value of the investment property is recognized in the statement of profit and loss as gain or loss on sale of investment property.

### 3. Borrowing Costs

Borrowing costs specifically relating to the acquisition of qualifying assets that necessarily takes a substantial period of time to get ready for its intended use are capitalized (net of income on temporarily deployment of funds) as part of the cost of such assets. Borrowing cost consists of interest and other cost that the company incurs in connection with the borrowing funds.

All other borrowing costs are recognized in the Statement of Profit and Loss as expense in the period in which they are incurred.

### 4. Taxation

Income tax expense represents the sum of current tax and deferred tax (including MAT). Current tax expense is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in other comprehensive income or equity, in which case it is recognized in OCI or equity.

Current tax provision is made in accordance with the relevant tax regulations applicable to the company. Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted and as applicable at the reporting date, and any adjustment to tax payable in respect of previous years. Current income taxes are recognized under 'Income tax payable' net of payments on account, or under 'Tax receivables' where there is a debit balance.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax base used in the computation of taxable profit and are accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences, and deferred tax assets are generally recognised for all deductible temporary differences, carry forward tax losses and allowances to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, carry forward tax losses and allowances can be utilised. **However no deferred tax asset is recognized considering prudence and absence of virtual certainty**

Deferred tax is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in OCI or equity, in which case it is recognized in OCI or equity.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. Deferred tax on unrealized gains and losses consequent upon fair valuation of assets is shown directly in balance sheet and such unrealized gains or losses are shown in statement of profit and loss by netting with the amount of tax.



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MAT paid in the year is charged to the statement of profit and loss as current tax. MAT credit available is recognized as a deferred tax asset only when and to the extent, there is convincing evidence that the company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. The company reviews the MAT credit entitlement at each balance sheet date and writes down the carrying value of MAT credit entitlement to the extent that there is no longer convincing evidence to the effect that company will pay normal tax during the specified period.

**As company has opted for new tax regime under section 115BAA of Income Tax Act, 1961, no MAT is paid and no provision for the same is made**

#### 5. Cash Flow Statement

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

#### 6. Earnings per Share

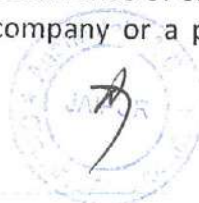
Basic earning per share is calculated by dividing net profit or loss for the period attributable to the equity shareholders by weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for the events such as bonus issue, bonus element in a right issue, share split and reverse share split that have changed the number of equity shares outstanding, without a corresponding change in resources.

#### 7. Provisions and Contingencies

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

if the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not



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probable that outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the notes to the financial statements. Contingent liabilities are disclosed on the basis of judgment of management/ independent experts. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.

Contingent Assets are possible assets that arise from past events and whose existence will be continued only by occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company. Contingent assets are disclosed in the financial statements when inflow of economic benefits is probable on the basis of judgement of management. These are assessed continually to ensure that developments are appropriately reflected in financial statements.

#### **8. Cash and Cash Equivalents**

Cash and cash equivalents comprise cash on hand, demand deposits with banks and short-term deposits with an original maturity of three months or less, that are readily convertible into known amount of cash and are subject to an insignificant risk of changes in value.

#### **9. Inventory**

Inventories are valued at the lower of cost and net realizable value. Cost includes cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. **There was no inventory as at the end of financial year**

#### **10. Financial Instruments**

##### **a) Financial Assets**

Financial assets include investments, fixed deposits being not part of cash equivalents, inventories, trade receivables, security deposits, advances, cash and cash equivalents and short term loans and advances, if existing.

##### **initial Recognition and measurement**

All financial assets are recognized initially at fair value. However, in the case of financial assets not recorded at fair value through profit or loss, at fair value plus transaction costs that are attributable to the acquisition or issue of the financial asset.

##### **Subsequent measurement**

##### **i. Financial Instruments at amortised Cost**

The Financial Instrument 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 on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

## ii. Equity Investments

All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading are generally classified as at FAIR VALUE THROUGH PROFIT AND LOSS (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable. Associate being partnership firm has accounted for same at cost.

If the Company decides to classify an equity instrument as at fair value through other comprehensive income, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

The company has decided to measure its investment in Equity Instruments at FVTOCI.

Equity Investment in fellow subsidiary are measured at cost, as cost represents the appropriate estimate of fair value in case of these investments.

## iii. Mutual Funds/ AIF,s

All Mutual funds/ AIF's in scope of IND AS 109 are measured at Fair Value through Profit and Loss.

### De-recognition of Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily de-recognised (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
  - (a) The Company has transferred substantially all the risks and rewards of the asset, or
  - (b) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

### Impairment of Financial Assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on following financial assets:



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Trade Receivables:

Impairment is made on the expected credit losses, which are the present value of the cash shortfalls over the expected life of financial assets. However company's trade receivables are of short term nature, hence no expected credit loss is provided.

Other financial assets:

For recognition of impairment loss on other financial assets and risk exposure, the company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

The estimated impairment losses are recognized as a separate provision for impairment and the impairment losses are recognized in the Statement of Profit and Loss under the head other expenses and if significant by a separate line item in statement of profit and loss.

#### **b) Financial Liability**

The company's financial liabilities mainly include borrowings including deposits, trade payable and other payables.

#### **Initial Measurement**

All financial liabilities other than fair value through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability. Transaction costs of financial liabilities that are carried at fair value through profit and loss is expensed in statement of Profit and Loss.

#### **Subsequent Measurement**

These liabilities include borrowings and deposits. Subsequent to initial recognition, subject to consideration of materiality, these liabilities are measured at amortised cost using effective interest method. Amortised cost is calculated by taking in to account any discount or premium on acquisition and fees or costs that are integral part of EIR. The EIR amortisation is included as finance cost in the statement of profit and loss. This category generally applies to borrowings.

Since there are only short term borrowings repayable on demand with no or immaterial transaction cost, EIR has not been calculated.

#### **De-recognition of financial liabilities**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another, from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the 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.



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### 11. Impairment of non-financial assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment considering the provisions of Ind AS 36 'Impairment of Assets'. If any such indication exists, then the asset's recoverable amount (higher of its fair value less costs to disposal or its value in use) is estimated.

An impairment loss is recognized if the carrying amount of an asset or its Cash Generating Unit (CGU) exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount which is only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

### 12. Fair Value measurement

In determining the fair value of its financial instruments, the Entity uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. These methods used to determine fair value includes discounted cash flow analysis, available quoted market prices, dealer quotes and other appropriate methods. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

For financial assets and liabilities maturing within one year from the Balance Sheet date and which are not carried at fair value, the carrying amounts approximate fair value due to the short maturity of these instruments.

### 13. Revenue

Company's revenue is arising from renting of properties. For all operating leases rental income is recognized on the basis of contracts. Revenue from sale of services is recognized on rendering of services. Company collects service tax/GST on behalf of the government and therefore, it is not an economic benefit flowing to the company. Hence, it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend/ other income from investments, Profit on transfer of fixed assets, unrealized gains on fair value conversion of investments other than equity instruments. Share of profit/loss from investment in partnership firm being associate is recognized and disclosed separately in Statement of profit and loss.

### Interest Income

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.



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#### Dividend/ other Income

Dividend / other income on investment is accounted for as and when the right to receive the same is established.

#### 14. Dividends

Dividends and interim dividends payable to the Company's shareholders are recognized as changes in equity in the period in which they are approved in the shareholders' meeting and the Board of Directors respectively.

#### 15. Employee Benefits

- a) Short term Employee Benefits-Short term employee benefits like salaries, non-vesting compensated absences and various incentives that fall due within twelve month from the end of the year in which the employee provide the services are recognized as expenses in year of incurring the expenditure as employee provides the services to the entity by reference to which the benefits are payable.

These are recognized as an expense in the statement of profit and loss for the year in which the related services are rendered.

- b) Long Term Benefit Plans-Provident fund and Gratuity liability will be accounted for on applicability of the statute.

#### 16. Use of Estimates and Management judgments

The preparation of financial statements requires management to make judgments, estimates and assumptions that may impact the application of accounting policies and the reported value of assets, liabilities, income, expenses and related disclosures concerning the items involved as well as contingent assets and liabilities at the balance sheet date. The estimates and management's judgments are based on previous experience and other factors considered reasonable and prudent in the circumstances. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

#### a) Useful life of Property, Plant and Equipment

The estimated useful life of property, plant and equipment is based on a number of factors including the effects of obsolescence, demand, competition and other economic factors (such as the stability of the industry and known technological advances) and the level of maintenance expenditures required to obtain the expected future cash flows from the asset. Useful life of assets is determined in accordance with Schedule II of the Companies Act, 2013. The Company reviews at the end of each reporting date the useful life of property, plant and equipment.



**b) Recoverable amount of Property, Plant and Equipment**

The recoverable amount of Property, plant and equipment is based on estimates and assumptions regarding in particular the expected market outlook and future cash flows associated with the property, plant and equipment. Any changes in these assumptions may have a material impact on the measurement of the recoverable amount and could result in impairment.

**c) Impairment of Financial assets**

The impairment Provisions for financial assets are based on assumptions about risk of default and expected loss rates. The company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

**d) Provisions and Contingencies**

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with IND AS 37, 'Provisions, Contingent Liabilities and Contingent Assets'. The evaluation of the likelihood of the contingent events require best judgment by management regarding the probability of exposure to potential loss. If circumstances change following unforeseeable developments, then this likelihood could alter.

**e) Income Taxes**

Management judgment is required for the calculation of provision for income taxes and deferred tax assets and liabilities. The Company reviews at each balance sheet date the carrying amount of deferred tax assets/liabilities. The factors used in estimates may differ from actual outcome which could lead to significant adjustment to the amounts reported in financial statements.

**f) Fair value Measurement of Financial Instruments**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arms length transaction at the reporting date.



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