

INDEPENDENT AUDITOR'S REPORT

To the Members of Avyakth Cold Storages Private Limited

Report on the Audit of the statement of Financial Statements

Opinion

We have audited the Ind AS financial statements of Avyakth Cold Storages Private Limited ("the Company"), which comprise the balance sheet as at March 31, 2026, the statement of profit and loss including Other Comprehensive Income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the Ind AS financial statements, including a summary of material accounting policies and other explanatory information

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act, as amended 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 Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, and its profit including total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Other Matter

The audit of the financial statements of the Company for the year ended March 31, 2025 was carried out by the predecessor auditor, who expressed an unmodified opinion on those financial statements. We have obtained the necessary No-Objection Certificate from the previous auditor and have complied with the relevant requirements and procedures prescribed under the Standards on Auditing.

Information Other than the financial statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of 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. The other information is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the financial statements, or our knowledge obtained in the 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.

Responsibilities of Management and Those Charged with Governance for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Obtain sufficient appropriate evidence regarding the financial results of the company to express an opinion on the financial results
- 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 Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS 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 (a) 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 communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report 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, in electronic mode on servers physically located in India so far as it appears from our examination of those books, except for the matters stated in paragraph 1 (vi) below reporting under Rule 11 (g)
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income , the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - d) The aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the directors as on 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) The modification related to maintenance of accounts and other matters concerned therewith are stated in paragraph (b) above reporting under section 143 (3) (b) and paragraph 1(vi) below in reporting under Rule 11(g).
 - g) With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the Company is not a public company. Accordingly, the provisions of Section 197 of the Act are not applicable to the Company. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.
 - 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, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has no pending litigations on its financial position in its Ind AS financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Date: May 20, 2026
Place: Bengaluru
UDIN: 26225441JTLPTX1584

Annexure A to the Independent Auditors' Report

Annexure referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Avyakth Cold Storages Private Limited of even date.

We report that:

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Investment Property.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) All Property, Plant and Equipment were physically verified by the management in the previous year in accordance with a planned programme of verifying them once in three years which is reasonable having regard to the size of the Company and the nature of its assets.

(c) The title deeds of all the immovable properties are held in the name of the Company.

(d) The company has not revalued any of its Property Plant and Equipment during the year.

(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The Company's business does not require maintenance of inventories and, accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.

(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) Based on the information and explanation received and the records of the Company examined by us the Company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans secured or unsecured to companies, firms, Limited Liability Partnerships or other parties. Hence clauses 3 (iii) (a), (b), (c), (d), (e) and (f) of the Order is not applicable.

(iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Act are applicable have been complied with by the Company.

(v) On the basis of examination of financial statements and information and explanations obtained from management, the Company has not accepted any Deposits under the provisions of sections 73, 74, 75 and 76 of the Act, the rules framed thereunder and the Circulars, notifications issued from time to time with regard to the deposits accepted. Accordingly, provisions stated in paragraph 3(iv) of the Order are not applicable to the Company.

(vi) The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013, for the Company.

(vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) There are no dues of goods and services tax, provident fund, employees' state insurance, income tax, sales-tax, service tax, customs duty, excise duty, value added tax, cess, and other statutory dues which have not been deposited on account of any dispute.

(viii) According to the information and explanations given to us and based on our examination of the records of the company, no transactions previously unrecorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 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.

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

(c) The Company did not have any term loans outstanding during the year hence, the requirement to report on clause (ix)(c) of the Order is not applicable to the Company.

(d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.

(b) During the year, no report under sub-section (12) of section 143 of the Act has been filed by cost auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) The Company is not a nidhi Company as per the provisions of the Act. Therefore, the requirement to report on clause 3(xii) (a), (b) & (c) of the Order is not applicable to the Company.

(xiii) Transactions with the related parties are in compliance with sections 188 of the Act where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 of the Act are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.

(xiv) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Act. Therefore, the requirement to report under clause 3(xiv)(a) & (b) of the Order is not applicable to the Company.

(xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

(xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

(d) There are no other Companies part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

(xvii) The Company has not incurred cash losses in the current financial year and immediately preceding financial year.

(xviii) The previous statutory auditors of the Company have resigned during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.

(xix) We have verified from the financial statements that no material uncertainty exists as on the date of audit report that company is capable of meeting its liabilities existing at the balance sheet date.

(xx) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) of the Order is not applicable to the Company.

for M O J & Associates

Chartered Accountants

Firm Registration Number: 015425S

AVNEEP
LALITH
MEHTA

Avneep L Mehta

Partner

Membership Number: 225441

Date: May 20, 2026

Place: Bengaluru

UDIN : 26225441JTLPTX1584

Annexure B to the Independent Auditor's Report

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

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

Auditor's Responsibility

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

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

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.

In our opinion, the Company has, in all material respects, maintained adequate internal financial controls over financial reporting as of 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, the Company's internal financial controls over financial reporting were operating effectively as of March 31, 2026.

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Date: May 20, 2026
Place: Bengaluru
UDIN : 26225441JTLPTX1584

AVYAKTH COLD STORAGES PRIVATE LIMITED
Prestige Falcon Tower, No. 19, Brunton Road, Bangalore-560025
BALANCE SHEET AS AT 31 MARCH 2026

Rs. In thousands

Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
A. ASSETS			
(1) Non-current assets			
a) Investment property	7	5,36,901	5,74,028
b) Financial assets			
(i) Other financial assets	8	3,013	1,813
c) Income tax assets (net)	9	1,632	9,517
d) Deferred tax assets (net)	10	-	7,067
		5,41,546	5,92,425
(2) Current assets			
a) Financial assets			
(i) Trade receivables	10	15,399	32,969
(ii) Cash and cash equivalents	11	20,621	4,651
b) Other current assets	12	1,650	2,095
		37,670	39,715
Total		5,79,216	6,32,140
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	13	100	100
(b) Other equity	14	(40,853)	(66,716)
		(40,753)	(66,616)
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	15	2,02,219	3,14,217
(ii) Trade payables	16		
- Dues to micro and small enterprises		86	-
- Dues to creditors other than micro and small enterprises		441	23
(iii) Other financial liabilities	17	4,11,094	3,83,618
(b) Other current liabilities	18	6,130	898
		6,19,969	6,98,756
Total		5,79,216	6,32,140

See accompanying notes to the Financial Statements

As per our report of even date

For M O J & ASSOCIATES

Chartered Accountants

Firm Registration No.015425S

AVNEEP

LALITH

MEHTA

Avneep L Mehta

Partner

Membership No.225441

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors of

Avyakth Cold Storages Private Limited

CIN : U63020KA2010PTC055088

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by BADRUNISSA
Date: 2026.05.20
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Badrunissa Irfan

Director

DIN: 01191458

Place: Bengaluru

Date: May 20, 2026

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Date: 2026.05.20
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Almas Rezwan

Director

DIN: 01217463

Place: Bengaluru

Date: May 20, 2026

AVYAKTH COLD STORAGES PRIVATE LIMITED

Prestige Falcon Tower, No. 19, Brunton Road, Bangalore-560025

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2026**Rs. In thousands**

Particulars	Note No.	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from operations	19	95,767	92,383
Other income	20	196	676
Total Income (I)		95,962	93,059
Expenses			
Finance costs	21	28,585	35,343
Depreciation	7	24,027	25,292
Other expenses	22	3,800	4,678
Total expenses (II)		56,412	65,313
Profit/(Loss) before tax (III=I-II)		39,550	27,746
Tax expense:			
Current tax	23	6,619	170
Deferred tax charge/(credit)	23	7,067	8,941
Total Tax expense (IV)		13,686	9,111
Profit for the year (V= III-IV)		25,864	18,634
Other comprehensive income (VI)		-	-
Total comprehensive income (VII=V+VI)		25,864	18,634
Earnings per share (equity shares, par value Rs 10 each)			
- basic and diluted		2,586	1,863.44
Weighted average number of equity shares considered for computing earnings per share		10,000	10,000

See accompanying notes to the Financial Statements

As per our report of even date

For M O J & ASSOCIATES

Chartered Accountants

Firm Registration No.015425S

**AVNEEP
LALITH
MEHTA**

Avneep L Mehta

Partner

Membership No.225441

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors of**Avyakth Cold Storages Private Limited**

CIN : U63020KA2010PTC055088

**BADRU
NISSA**

Badrunissa Irfan

Director

DIN: 01191458

Place: Bengaluru

Date: May 20, 2026

**ALMAS
REZWAN**

Almas Rezwan

Director

DIN: 01217463

Place: Bengaluru

Date: May 20, 2026

AVYAKTH COLD STORAGES PRIVATE LIMITED

Prestige Falcon Tower, No. 19, Brunton Road, Bangalore-560025

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2026**a. Equity Share Capital**

Particulars	No of shares	Rs. In thousands
		Amount (i)
As at 1 April 2024	10,000	100
Issued during the year		
As at 31 March 2025	10,000	100
Issued during the year	-	-
As at 31 March 2026	10,000	100

b. Other Equity

Particulars	Other Equity (ii)	Rs. In thousands
	Retained Earnings	Total Equity (i) + (ii)
As at 1 April 2024	(85,351)	(85,351)
Issued during the year	-	-
Profit for the year	18,634	18,634
Other comprehensive income / (loss) for the year, net of income tax	-	-
As at 31 March 2025	(66,716)	(66,716)
Issued during the year	-	-
Profit for the period	25,864	25,864
Other comprehensive income / (loss) for the year, net of income tax	-	-
As at 31 March 2026	(40,853)	(40,853)

See accompanying notes to the Financial Statements

As per our report of even date

For M O J & ASSOCIATES

Chartered Accountants

Firm Registration No.0154255

AVNEEP
LALITH
MEHTA

Avneep L Mehta

Partner

Membership No.225441

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors of
Avyakth Cold Storages Private Limited

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Badrunissa Irfan

Director

DIN: 01191458

Place: Bengaluru

Date: May 20, 2026

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Almas Rezwan

Director

DIN: 01217463

Place: Bengaluru

Date: May 20, 2026

STATEMENT OF CASH FLOWS FOR YEAR ENDED 31 MARCH 2026

Rs. In thousands		
Particulars	Year ended 31 March 2026	Year ended 31 March 2025
CASH FLOW FROM OPERATING ACTIVITIES		
Net profit /(loss) before tax	39,550	27,746
Adjustments for non cash & non operating items:		
Finance costs	28,585	35,343
Depreciation	24,027	25,292
Operating profit before working capital changes	92,163	88,381
Adjustments for		
(Increase) / Decrease in trade receivables	17,569	(5,727)
(Increase) / Decrease in current assets and non current assets	(754)	(869)
Increase / (Decrease) in trade payables	504	(222)
Increase / (Decrease) in financial liabilities	(966)	(1,240)
Increase / (Decrease) in other current liabilities	5,233	(194)
Cash generated from operations	1,13,748	80,129
Income tax refund / (payment) - Net	1,265	1,037
Net Cash generated from/ (used in) operating activities - A	1,15,013	81,166
CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on investment property and property plant and equipment (including capital work-in-progress)- net of Refund from vendors	13,100	-
Net Cash From / (used in) Investing Activities -B	13,100	-
CASH FLOW FROM FINANCING ACTIVITIES		
Finance cost paid	(143)	(176)
Proceeds from inter-corporate deposits	-	-
Repayment of inter-corporate deposits	(1,12,000)	(83,000)
Net Cash From / (used in) Financing Activities -B	(1,12,143)	(83,176)
Net Increase / (Decrease) in cash and cash equivalents (A+B)	15,970	(2,010)
Cash & Cash equivalents opening balance	4,651	6,661
Cash & Cash equivalents closing balance	20,621	4,651
Reconciliation of Cash and cash equivalents with balance sheet		
Cash and Cash equivalents as per Balance Sheet	20,621	4,651
Cash and cash equivalents at the end of the period / year as per statement of cash flow above	20,621	4,651
Cash and cash equivalents at the end of the period / year as above comprises:		
Balances with banks		
- in current accounts	20,621	4,651
	20,621	4,651

See accompanying notes to the Financial Statements

As per our report of even date

For M O J & ASSOCIATES
Chartered Accountants
Firm Registration No.0154255

AVNEEP
LALITH
MEHTA

Avneep L Mehta
Partner
Membership No.225441

Place: Bengaluru
Date: May 20, 2026

For and on behalf of the board of directors of
Avyakth Cold Storages Private Limited

BADRU
NISSA

Digitally signed
by BADRUNISSA
Date: 2026.05.20
15:46:37 +05'30'

Badrunissa Irfan
Director
DIN: 01191458

Place: Bengaluru
Date: May 20, 2026

ALMAS
REZWAN

Digitally signed
by ALMAS
REZWAN
Date: 2026.05.20
15:48:35 +05'30'

Almas Rezwan
Director
DIN: 01217463

Place: Bengaluru
Date: May 20, 2026

AVYAKTH COLD STORAGES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

1 Corporate Information

M/s. AVYAKTH COLD STORAGES PRIVATE LIMITED ("the Company") [Company Identification Number (CIN) as U63020KA2010PTC055088] was incorporated on 7th September 2010 under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development.

The Company is a private limited company incorporated and domiciled in India and has its registered office at Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025.

The Financial Statements were approved for issue in accordance with a resolution passed by the Board of Directors of the Company on May 20, 2026.

2 Statement of Compliance and basis of preparation and presentation

2.1 Statement of compliance

These financial statements are prepared in accordance with Indian Accounting Standards ("Ind AS"), prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III).

2.2 Basis of preparation

The financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

The Company has prepared the financial statements on the basis that it will continue to operate as a going concern.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest thousands Indian Rupees as per the requirement of Schedule III, unless otherwise stated (0 represents amounts less than Rupees 0.5 Thousands due to rounding off).

3 Changes in accounting policies

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year.

During the year ended 31 March 2026, the Ministry of Corporate Affairs (MCA) has notified Amendment to Indian Accounting Standards, these amendments are effective from annual reporting periods beginning on or after 1 April 2025.

a. Ind AS 21, The Effects of Changes in Foreign Exchange Rates

The amendment specifies how an entity should assess a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows. When applying the amendments, an entity cannot restate comparative information.

The Company has reviewed the amendment and based on its evaluation has determined that the amendment does not have a material impact in its financial statements.

b. Ind AS 1, Presentation of Financial Statements

The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants.

The Company has reviewed the amendment and based on its evaluation has determined that the amendment does not have an impact on the classification of current and non-current liabilities in its financial statements.

c. Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures

The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk.

The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements

d. Ind AS 12, Income Tax. International Tax Reform – Pillar Two Model Rules

The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and disclose that they have applied the relief. This relief is immediate and applies retrospectively

The amendments had no impact on the Company's consolidated financial statements as the Company is not in scope of the Pillar Two model rules.

4 Material accounting policies

4.1 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 116, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

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

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

4.2 Revenue Recognition

a. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its Statement of Profit and Loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

b. Revenue from property rental

- The Company's policy for recognition of revenue from operating leases is described in note (Refer note 4.3),

c. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

4.3 Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. A contract is or contains, a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

a. The Company as lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Contingent rents are recognised as revenue in the period in which they are earned.

b. The Company as lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises right-of-use assets and lease liabilities at the lease commencement date. The right-of-use assets is initially measured at cost which includes the initial amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

The lease liabilities is initially measured at the present value of lease payments to be made over the lease term, discounted using the Company's incremental borrowing rate. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in Statement of Profit and Loss.

The Company applies the short-term lease recognition exemption to

- a. Short-term leases of assets (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option); and
- b. Assets that are considered to be low value.

Lease payments on short term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

4.4 Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes a substantial period of time to get ready for its intended use or sale and includes the real estate properties developed by the Company.

4.5 Income Taxes

Income tax expense represents the sum of current tax and deferred tax.

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in other comprehensive income (OCI) or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit / loss.

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

4.6 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

4.7 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model. The cost of Investment property includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in Statement of Profit and Loss as incurred.

Investment properties are depreciated using written-down value method over the useful life of 58 years, The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuer, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

The fair value of investment property is disclosed in the notes. Fair values are determined based on evaluation performed by accredited external independent valuers.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Statement of Profit and Loss in the period in which the property is derecognised.

On transition to Ind AS (i.e. 1 April 2015), the Company has elected to continue with the carrying value of all the investment property measured as per the previous GAAP and use that carrying value as the deemed cost of investment property.

4.8 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when asset is derecognised.

4.9 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest Company of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Statement of Profit and Loss.

4.10 Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

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

4.11 Financial Instruments

a. Initial recognition

The Company recognises financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognised at fair value on initial recognition. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through Statement of Profit and Loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

b. Subsequent measurement

Non-derivative financial instruments

Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognised in other comprehensive income.

Financial assets at fair value through profit and loss (FVPL)

A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and Loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognised in a business combination which is subsequently measured at fair value through Statement of Profit and Loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

Investments in Subsidiaries, joint ventures and associates

Investments in subsidiaries, joint ventures and associates are carried at cost in the financial statements.

c. Derecognition of financial instruments

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognised from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

d. Impairment of financial assets

The Company recognises loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through Statement of Profit and Loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in Statement of Profit and Loss.

4.12 Operating cycle and basis of classification of assets and liabilities

- a. The real estate development projects undertaken by the Company is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle upto 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects.
- b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance Sheet date and as non-current, in other cases.

Current versus non-current classification

The Company presents assets and liabilities in the Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
 - Held primarily for the purpose of trading;
 - Expected to be realised within twelve months after the reporting period, or
 - Cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.
- All other assets are classified as non-current.

A liability is current when:

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

4.13 Cash and cash equivalents

Cash and cash equivalents in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the Statement of Cash Flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, as they are considered an integral part of the Company's cash management.

4.14 Earnings per share

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

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

4.15 Statement of Cash Flows

Statement of Cash Flows is prepared under Ind AS 7 'Statement of Cash Flows' specified under Section 133 of the Act. Cash flows are reported using the indirect method.

4.16 Events after the reporting period

If the Company receives information after the reporting period, but prior to the date of approved for issue, about conditions that existed at the end of the reporting period, it will assess whether the information affects the amounts that it recognises in its financial statements. The Company will adjust the amounts recognised in its financial statements to reflect any adjusting events after the reporting period and update the disclosures that relate to those conditions in light of the new information. For non-adjusting events after the reporting period, the Company will not change the amounts recognised in its financial statements, but will disclose the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable.

5 Significant Accounting Judgements, Estimates and Assumptions

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by Management are as below:

- Fair value measurements (Refer note 4.1),
- Determination of performance obligations and timing of revenue recognition (Refer note 4.1),
- Accounting for revenue and land cost for projects executed through joint development arrangement (Refer note 4.2),
- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 4.2),
- Determination of lease term, classification of lease and estimating incremental borrowing rate (Refer note 4.3),
- Recognition of Deferred Tax Assets (Refer note 4.5),
- Useful lives of investment property; property, plant and equipment and intangible assets (Refer note ., . and .),
- Impairment of financial/ non financial assets (Refer note 4.11 and 4.12),

6 Recent accounting pronouncements

Standards notified but not yet effective

The new and amended standards that are notified by the Ministry of Corporate Affairs (MCA), but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company will adopt these amendments to the standards, when they become effective.

(i) Amendments to Ind AS 1 - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants

In accordance with Ind AS 1 currently applicable, breach of an immaterial covenant is ignored deciding in current vs. non-current classification of liabilities. Also, in case of breach of a material covenant of a non-current loan on or before the reporting date, the entity can obtain waiver from the lender after the reporting date and continue to classify the loan as non-current liability.

From FY 2026-27 onward, the above relaxations to classify loan as non-current liability will not be available. However, the Amendments will not have material impact on Company's financial statements.

AVYAKTH COLD STORAGES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
7 Investment property

Particulars	Rs. In thousands		
	Land	Buildings	Total
As at 01 April 2024	93,483	6,79,619	7,73,102
Additions	-	-	-
Adjustments/Deletions	-	-	-
As at 31 March 2025	93,483	6,79,619	7,73,102
Additions	-	-	-
Adjustments/Deletions	-	13,100	13,100
As at 31 March 2026	93,483	6,66,519	7,60,002
Accumulated Depreciation			
As at 01 April 2024	-	1,73,782	1,73,782
Charge for the year	-	25,292	25,292
Adjustments/Deletions	-	-	-
As at 31 March 2025	-	1,99,074	1,99,074
Charge for the year	-	24,027	24,027
Adjustments/Deletions	-	-	-
As at 31 March 2026	-	2,23,101	2,23,101
Net Block			
As at 31 March 2025	93,483	4,80,545	5,74,028
As at 31 March 2026	93,483	4,43,418	5,36,901

7a The Company's investment property consists of commercial property in India.

7b The fair values of the properties is Rs.14,07,000 Thousands (31 March 2025 : 12,73,000 Thousands). The valuations are based on valuations performed by registered independent valuer. These aforesaid independent valuers is registered under Rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied.

7c The fair value of the Company's investment properties have been arrived at using discounted cash flow method. Under discounted cash flow method, cash flow projections based on reliable estimates of cash flow are discounted. The main inputs used are rental growth rate, expected vacancy rates, terminal yields and discount rates which are based on comparable transactions and industry data.

7d Details of the Company's Investment property and information about the fair value hierarchy as at 31 March 2026 and 31 March 2025, are as follows:

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Assets for which fair values are disclosed		
Investment property		
Level 1	-	-
Level 2	-	-
Level 3	14,07,000	12,73,000

7e Amounts recognised in statement of profit and loss related to investment properties

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Rental income from investment property	95,767	92,383
Direct operating expenses arising from investment property that generated rental income	26,790	28,926

8 Other financial assets (Non current)

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
To Others - unsecured, considered good		
Security Deposits	3,013	1,813
	3,013	1,813

AVYAKTH COLD STORAGES PRIVATE LIMITED

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

9 Deferred tax assets

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Deferred tax asset		
Impact of carry forward of losses	-	7,067
Deferred tax assets (net)	-	7,067

10 Trade Receivables

Particulars	Note No.	Rs. In thousands	
		Year ended 31 March 2026	Year ended 31 March 2025
Carried at amortised cost			
Unsecured, considered good	9a	15,399	32,970
		15,399	32,970
Due from :			
Directors		-	-
Firms in which directors are partners		-	-
Companies in which directors of the Company are directors or members		-	-

9a Trade receivable ageing schedule

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Undisputed - Considered good		
Not due	4,924	4,408
Less than 6 months	4,442	17,957
More than 6 months and less than 1 year	17	10,529
More than 1 year and less than 2 years	5,941	-
More than 2 year and less than 3 years	-	76
More than 3 years	76	-
	15,399	32,970
Undisputed - Which have significant increase in credit risk	-	-
Undisputed - Credit impaired	-	-
	15,399	32,970

There are no disputed trade receivables

11 Cash and cash equivalents

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Balances with banks		
- in current accounts	20,621	4,651
	20,621	4,651

Changes in liabilities arising from financing activities

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Borrowings(including current maturities)		
At the beginning of the year including accrued interest	6,70,805	7,18,749
Add: Cash Inflows	-	-
Less : Cash Outflows	(1,12,000)	(83,000)
Add : Interest accrued during the year	28,585	35,233
Less: Interest paid	(143)	(176)
Outstanding at the end of the year including accrued interest	5,87,248	6,70,805

AVYAKTH COLD STORAGES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026
12 Other current assets

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
To Others - unsecured, considered good		
Prepaid expenses	1,200	1,800
Other advances	450	295
	1,650	2,095

13 Equity share capital

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Authorised capital		
10,000 (March 31, 2025 - 10,000) equity shares of Rs. 10 each	100	100
Issued, subscribed and paid up capital		
10,000 (March 31, 2025 - 10,000) equity shares of Rs. 10 each fully paid up	100	100
	100	100

12(a) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

Particulars	As at 31 March 2026		As at 31 March 2025	
	No of shares	Rs. In thousands	No of shares	Rs. In thousands
At the beginning of the year	10,000	100	10,000	100
Issued during the year	-	-	-	-
Outstanding at the end of the year	10,000	100	10,000	100

12(b) The Company has only one class of equity shares with voting rights having par value of Rs. 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013 and the Articles of Association of the Company.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

The amount that can be distributed by the Company as dividends to its equity shareholders is determined considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.

No dividend has been declared by the company during the year.

The company has not issued any bonus shares or any shares pursuant to contract(s) without payment being received in cash for the period of 5 years immediately preceding the previous year.

12(c) List of persons holding more than 5 percent shares in the Company

Name of the share holder	As at 31 March 2026		As at 31 March 2025	
	No of shares	% holding	No of shares	% holding
Prestige Estates Projects Limited	9,990	99.90%	9,990	99.90%

(d) Details of Shares held by Promoters

Name of the share holder	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total shares	% change during the year
As at 31 March 2026					
Prestige Estates Projects Limited	9,990	-	9,990	99.90%	-
Irfan Razack*	10		10	0.10%	-
As at 31 March 2025					
Prestige Estates Projects Limited	9,990	-	9,990	99.90%	-
Irfan Razack*	10		10	0.10%	-

* Beneficially holding on behalf of Prestige Estates Projects Limited

14 Other equity

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Retained earnings		
Opening balance	(66,716)	(85,351)
Add: Net profit/(loss) for the year	25,864	18,634
	(40,853)	(66,716)

The cumulative gain or loss arising from the operations which is retained by the Company is recognized and accumulated under the heading of retained earnings. At the end of the year, the profit for the year including other comprehensive income is transferred from the Statement of Profit and Loss to the retained earnings.

15 Borrowings (Current)

Particulars	Note No.	Rs. In thousands	
		Year ended 31 March 2026	Year ended 31 March 2025
Carried at amortised cost			
Loans and advances from related parties (unsecured, repayable on demand)			
-Inter corporate deposits and others	30	2,02,219	3,14,219
		2,02,219	3,14,219

Inter corporate deposits are subject to interest rate of 10% per annum (PY - 10% p.a.)

16 Trade Payables

Particulars	Note No.	Rs. In thousands	
		Year ended 31 March 2026	Year ended 31 March 2025
-Carried at amortised cost			
- Dues to micro and small enterprises	15a & 15b	86	-
- Dues to creditors other than micro and small enterprises		441	23
		527	23

16a Trade payables ageing schedule

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Dues to micro and small enterprises		
Not due	86	-
Less than 1 year	-	-
More than 1 year and less than 2 years	-	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
	86	-
Dues to other than micro and small enterprises		
Not due	441	-
Less than 1 year	-	-
More than 1 year and less than 2 years	-	23
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
	441	23

There are no disputed dues payable.

Of the above trade payables ageing, retention creditors is - 23

AVYAKTH COLD STORAGES PRIVATE LIMITED

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

16b Disclosure as required under Micro Small and Medium Enterprises Development Act, 2006 :

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
i. Principal amount remaining unpaid to any supplier as at the end of the accounting year	86	-
ii. Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
iii. The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
iv. The amount of interest due and payable for the year	-	-
v. The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
vi. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-
	-	-

17 Other financial liabilities (Current)

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Carried at amortised cost		
Interest accrued but not due on borrowings	3,85,029	3,56,587
Creditors for capital expenditure	827	1,718
Deposits towards lease & maintenance	25,226	25,226
Other liabilities	11	87
	4,11,094	3,83,618

18 Other current liabilities (Current)

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Statutory dues payable	6,130	898
	6,130	898

19 Revenue from Operations

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Rental income	95,767	92,383
	95,767	92,383

20 Other Income

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Interest on Income tax refund	196	676
	196	676

21 Finance cost

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Interest on borrowings	28,585	35,233
Interest - financial instruments	-	111
	28,585	35,343

22 Other expenses

Particulars	Note No	Rs. In thousands	
		Year ended 31 March 2026	Year ended 31 March 2025
Auditor's remuneration	22a	109	109
Legal & Professional fee		321	322
Insurance		450	1,283
Rates and taxes		608	612
Repairs & maintenance - building		1,127	1,089
Property tax		1,150	1,263
Power and fuel		36	-
		3,800	4,678

22a Auditor's Remuneration

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Payment to Auditors (net of applicable GST)		
For Statutory audit	75	75
For limited review	34	34
	109	109

22b Notes relating to Corporate Social Responsibility expenses

The Provisions of Corporate Social Responsibility is not applicable, as the company has not met the conditions mentioned under Sec 135 of companies act 2013.

23 Tax expenses

a Income tax recognised in profit or loss

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Current tax		
In respect of the current year	6,619	170
	6,619	170
Deferred tax		
In respect of the current year	7,067	8,941
	7,067	8,941
	13,686	9,111

b Reconciliation of tax expense and accounting profit

Particulars	Rs. In thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Profit / (Loss) before tax from continuing operations	39,550	27,746
Tax rate	27.82%	25.17%
Income tax expense calculated at applicable tax rate	11,003	6,983
Reversal of Deffered tax effect on losses	(102)	1,776
Tax effect of non-deductible expenses	6,998	7,225
Effect of MAT	4,429	
Tax effect of deductible expenses	(7,897)	(6,873)
Change in Rate	(745)	-
Income tax expense recognised in Statement of profit and loss	13,687	9,111

24 Contingent liabilities and capital commitments

Particulars	As at 31 March 2026	As at 31 March 2025
Contingent liabilities		
Claims against the Company not acknowledged as debts	-	-
Corporate guarantee given on behalf of companies under the same management	6,50,000	-

25 Segment Information

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in these financial statements. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India."

26 Fair values

None of financial assets are measured at fair values. The fair value of the financial assets and liabilities will approximate to its carrying amounts.

27 Financial risk management objectives and policies

The company's risk management is carried out by Board of directors in accordance with the policies laid down. The board of directors of the company identifies, evaluates and manages risk in close co-operation with the holding company's management.

The objectives, policies and process of managing the each type of risk is detailed as below:

I Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings and lease deposits.

a. Interest rate risk

The company has sourced its fund requirements from Inter Corporate deposits with fixed rate of interest and are repayable on demand. Hence, the company is not exposed to interest rate risk.

b. Commodity price

The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity.

c. Equity price risk

The Company's exposure to equity price risk is not material as at all the reporting periods presented in the financial statements.

d. Foreign Currency exchange rate risk

The company doesn't have any transactions in foreign currency. Hence, it is not exposed to foreign currency exchange rate risk.

II Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has adopted a policy of only dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The Company's exposure is mainly with regard to trade receivable. The credit exposure is controlled by the Board of Directors through continuous review of the status of such advances.

Trade and other receivables

Trade receivables of the Company comprises of receivables towards rental receivables.

Receivables towards rental receivables - The Company is not substantially exposed to credit risk as Company collects security deposits from lessee.

Financial Instrument and cash and bank

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the Balance Sheet at 31 March 2026 and 31 March 2025 is the carrying amounts.

III Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities based on contractual payments:

Particulars	Rs. In thousands			
	On demand	< 1 year	1 to 5 years	> 5 years
As at 31 March 2026				
Borrowings	2,02,219	-	-	-
Trade payables	-	441	-	-
Lease liabilities	-	-	-	-
Other financial liabilities	-	4,11,094	-	-
	2,02,219	4,11,534	-	-
As at 31 March 2025				
Borrowings	3,14,217	-	-	-
Trade payables	-	23	-	-
Lease liabilities	-	-	-	-
Other financial liabilities	-	3,83,618	-	-
	3,14,217	3,83,641	-	-

As at March 31, 2026 , all the financial liabilities of the company are expected to be settled with in 12 months from the end of the reporting period.

28 Capital management

The company manages its capital in such a way to ensure that there is timely availability of funds for the operations. The capital structure of the Company consists of equity and short term debt (Inter corporate Deposits). The operations of the company are predominantly funded by means of Inter corporate deposits. The Company is not subject to any externally imposed capital requirements. The Company's Board reviews the capital structure and determines the appropriate composition of debt and equity.

29 Operating Lease arrangements

As a lessor

The Company has given Investment properties under operating lease. The lessee does not have an option to purchase the property at the expiry of the lease term. The lease rental income recognised during the year towards such leasing aggregates to Rs. 95,767 thousands (31 March 2025: Rs.92,383 thousands).

Particulars	Rs. In thousands	
	As at 31 March 2026	As at 31 March 2025
Non-cancellable operating lease commitments:		
Rental receipts		
Within one year	-	-
Between 1 and 2 years	-	-
Between 2 and 3 years	-	-
Between 3 and 4 years	-	-
Between 4 and 5 years	-	-
More than 5 years	-	-

30 Related party disclosure :

(i) List of related parties and relationships -

a Holding Company

Prestige Estates Projects Limited

b Entities under common control

Morph

c Key Management Personnel

Mr. Zayd Noaman (Up to 10-01-2026)

Mrs. Badrunissa Irfan

Mrs.Almas Rezwan (From 10-01-2026)

(i) Transactions with Related Parties during the period/year

Particulars	Rs. In thousands	
	As at 31 March 2026	As at 31 March 2025
Inter Corporate Deposit repaid		
<i>Holding Company</i>		
Prestige Estates Projects Limited	1,12,000	83,000
	1,12,000	83,000
Rental Income		
<i>Entities under common control</i>		
Morph	22,680	22,680
	22,680	22,680
Interest on Inter Corporate Deposit		
<i>Holding Company</i>		
Prestige Estates Projects Limited	28,585	35,233
	28,585	35,233
Purchase of Goods & Services		
<i>Entities under common control</i>		
Morph	35	-
	35	-

(ii) Balance Outstanding

Particulars	Rs. In thousands	
	As at 31 March 2026	As at 31 March 2025
Inter Corporate Deposit received		
<i>Holding Company</i>		
Prestige Estates Projects Limited	2,02,219	3,14,219
	2,02,219	3,14,219
Lease deposit received		
<i>Entities under common control</i>		
Morph	2,500	2,500
	2,500	2,500
Trade receivables		
<i>Entities under common control</i>		
Morph	6,662	8,165
	6,662	8,165
Interest payable on Inter Corporate Deposits		
<i>Holding Company</i>		
Prestige Estates Projects Limited	3,85,029	3,56,587
	3,85,029	3,56,587
Guarantees & Collaterals provided and outstanding		
<i>Holding Company</i>		
Prestige Estates Projects Limited	65,000	-
	65,000	-

All transactions with the related parties are in compliance with Section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards except for reimbursements of expenses

31 Earnings/ (Loss) per share

The following table sets forth the computation of basic and diluted earnings per share:

Particulars	As at 31 March 2026	As at 31 March 2025
Net profit/(loss) for the year attributable to equity shareholders (Rs in Thousands)	25,864	18,634
Weighted average number of equity shares outstanding		
- Basic (in Numbers)	10,000	10,000
- Diluted (in Numbers)	10,000	10,000
Nominal Value of shares (in Rupees)	10.00	10.00
Earnings per share (in Rupees)		
- Basic	2,586.35	1,863.44
- Diluted	2,586.35	1,863.44

32 The Company has defined process to take daily back-up of books of account in electronic mode on servers physically located in India.

Further, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, except for audit trail feature is not enabled for direct changes to data when using certain access rights as the audit trail feature is not enabled at the database level insofar as it relates to SAP S/4 HANA accounting software. Further, no instance of audit trail feature being tampered with was noted in respect of accounting software where the audit trail has been enabled. Additionally, the audit trail of the relevant prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.

33 Other Statutory Information

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company does not have any transactions with companies struck off.
- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) During the year, the Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi) The management of the Company declares that, the relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and the Companies Act has been complied with for above transactions in (a), (b) and (c) above and such transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003).
- (vii) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
- (viii) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961
- (ix) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- (x) The Company is not a declared Wilful defaulter by any bank or financial institution or any other lender

34

As at March 31, 2026, the Company's current liabilities has exceeded current assets. The Company's Net worth is completely eroded. The company is dependent on its shareholder for continued financial support. The financial statements of the Company have been prepared on going concern basis in view of the business plans of the Company for the foreseeable future period of one year and beyond, and the support letter received from the share holder to confirm its continued financial support to the Company to enable it to meet its financial obligations ,as they fall due, in the foreseeable future period of one year and beyond.

35 There are no foreign currency exposure as at 31 March 2026 that have not been hedged by a derivative instruments or otherwise.

Note 36 - Financial Ratios

Sl no	Ratios / measures	Numerator	Denominator	Year ended 31 March 2026	Year ended 31 March 2025	% of Variance	Reference
i	Current ratio	Current assets	Current liabilities	0.06	0.06	6.90%	(a)
ii	Debt Equity ratio	Debt	Total shareholders' equity	(4.96)	(4.72)	5.20%	(a)
iii	Debt service coverage ratio	Earnings available for debt service	Debt Service	0.48	0.53	(9.01%)	(a)
iv	Return on equity [%]	Net Profits after taxes	Average Shareholder's Equity	-	-	-	(c)
v	Inventory turnover ratio	Cost of goods sold	Average inventory	-	-	-	(c)
vi	Trade receivables turnover ratio	Revenue from operations	Average trade receivables	3.96	4.33	(8.62%)	(a)
vii	Trade payables turnover ratio	Total Expenses	Average trade payables	13.81	34.83	(60.34%)	(a)
viii	Net capital turnover ratio	Revenue from operations	Average working capital	(0.15)	(0.13)	20.53%	(a)
ix	Net profit [%]	Net profit	Revenue from operations	27.01%	20.17%	33.89%	(d)
x	EBITDA [%]	EBITDA	Revenue from operations	96.24%	95.55%	0.72%	(a)
xi	Return on capital employed [%]	EBIT	Total net worth and debt	57.08%	35.65%	60.11%	(e)
xii	Return on investment	Interest Income	Investment	-	-	-	(c)

Abbreviation used

Debt	Includes current and non-current borrowings
Total shareholders' equity	Includes shareholders funds and retained earnings
EBITDA	Earnings Before Interest Depreciation and Tax
EBIT	Earnings Before Interest and Tax

Reasons for variances

- (a) Year on year variation is not more than or equal to 25%.
- (b) Increase in trade receivables and repayment of intercorporate deposits has resulted in increase in ratio.
- (c) Not applicable
- (d) some portion of Rentel property vacant for period for previous year same
- (e) Due to changes in renatl income

Signature for notes forming part of financial statements 1-36
As per our report of even date

For M O J & ASSOCIATES
Chartered Accountants
Firm Registration No.015425S

AVNEEP
LALITH
MEHTA

Avneep L Mehta
Partner

Membership No.225441

Place: Bengaluru
Date: May 20, 2026

For and on behalf of the board of directors of
Avyakth Cold Storages Private Limited
CIN : U63020KA2010PTC055088

BADRU
NISSA
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by BADRUNISSA
Date:
2026.05.20
15:46:54 +05'30'

Badrunissa Irfan
Director

DIN: 01191458

Place: Bengaluru
Date: May 20, 2026

ALMAS
REZWAN
Digitally signed
by ALMAS
REZWAN
Date: 2026.05.20
15:49:09 +05'30'

Almas Rezwan
Director

DIN: 01217463

Place: Bengaluru
Date: May 20, 2026