

INDEPENDENT AUDITOR'S REPORT

To the Members of

Dollars Hotel and Resorts Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Dollars Hotel and Resorts Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity and for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as the "Financial Statements").

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

Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing ("SA's") specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We

believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Financial Statements.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the Financial Statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

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

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, management and Board of Directors are 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.

The Company's Board of Directors and Those Charged with Governance 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 SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

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

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial control with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We 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 financial controls 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 relationship and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company, 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 on reporting under Rule 11(g).
- c. The Balance Sheet, the Statement of Profit and Loss including Statement of Other Comprehensive Income, the Statement of Cash flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
- e. On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- f. The modification relating to the maintenance of accounts and other matters concerned therewith are as stated in paragraph (b) above on reporting under section 143(3)(b) and paragraph 1(vi) below on reporting under Rule 11(g).
- g. With respect to the adequacy of the internal financial controls with reference to financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure – A” to this report.
- h. The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2026.
- i. With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigation which would impact its financial position.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv.
 - (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other person(s) or entity(ies) identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under

sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. The Company has not declared any dividend and hence, compliance of section 123 of the Act does not arise.
 - vi. Based on our examination, which included test checks, 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 that, audit trail feature is not enabled for direct changes to data when using certain access rights. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with, in respect of the accounting software where the audit trial is enabled. Additionally, the audit trail of the relevant prior years has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in respective year.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure – B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

for MUV & Co.,

Chartered Accountants

ICAI Firm Registration Number: 019097S

Manjunath N Digitally signed by
Manjunath N

Manjunath N

Partner

Membership No. 253286

UDIN : 26253286OVAOTZ8752

Place : Bengaluru

Date : May 20, 2026

“ANNEXURE A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(g) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date on the Financial Statements of Dollars Hotel and Resorts Private Limited)

Report on the Internal Financial Controls with reference to Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls with reference to Financial Statements of **Dollars Hotel and Resorts 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 with reference to Financial Statements 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 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.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the ICAI and the Standards on Auditing prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Financial Statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance

about whether adequate internal financial controls with reference to Financial Statements 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 with reference to Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Financial Statements included obtaining an understanding of internal financial controls with reference to Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to Financial Statements

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

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to Financial Statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to Financial Statements to future periods are subject to the risk that the internal financial controls with reference to Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanation given to us, the Company has, in all material respects, adequate internal financial controls with reference to Financial Statements and such internal financial controls with reference to Financial Statements were operating effectively as at March 31, 2026, based on the criteria for internal financial control with reference to Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal financial controls over the financial reporting issued by the ICAI.

for **MUV & Co.,**

Chartered Accountants

ICAI Firm Registration Number: 019097S

Manjunath Digitally signed
N by Manjunath N

Manjunath N

Partner

Membership No. 253286

UDIN : 26253286OVAOTZ8752

Place : Bengaluru

Date : May 20, 2026

“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date on the Financial Statements of Dollars Hotel and Resorts Private Limited)

In terms of the information and explanations sought by us and given by the Company and the books of accounts and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. In respect of Company’s property, plant and equipment and intangible assets.
 - a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
 - b) All Property, Plant and Equipment have not been physically verified by the management during the year but there is a regular program of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
 - c) The title deeds for immovable properties are held in the name of the Company.
 - d) The Company has not revalued any property, plant and equipment and intangible assets; hence, the requirement to report under clause 3(i)(d) of the Order is not applicable.
 - e) As disclosed in Note 44(i) to the financial statements, 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. In respect of inventories:
 - a) The Company does not hold any inventory and hence, the requirement to report under clause 3(ii)(a) of the Order is not applicable.
 - b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores in aggregate, at any points of time during the year, from banks or financial

institutions on the basis of security of current assets and hence the requirement to report under clause 3(ii)(b) of the Order is not applicable.

iii. In respect of loans granted during the year:

- a) The Company has granted Inter Corporate Deposits to its Promoter/Shareholder in the nature of loans and the details is as under:

Amount in thousands

Aggregate amount of Inter Corporate Deposit granted during the year	Inter Coproate deposit
Promoter/Shareholder	20,74,729

- b) In our opinion the terms and conditions of all loans and advances in the nature of loans are, prima facie, not prejudicial to the Company's interest.
- c) The Company has granted loans and / or advances in the nature of Inter Corporate Depsoits during the year, which are repayable on demand. In this case, the repayment of such Inter Coporate Depdsit is as demanded.
- d) There are no amounts of Inter Corporate Deposit and / or advances in the nature of loans granted which are overdue for more than ninety days.
- e) No Inter Corporate Deposit granted by the Company which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.
- f) As disclosed in the Note – 15 to the financial statements, the Company has granted loans or advances in the form Inter Corporate Deposit repayable on demand or without specifying the terms or period of repayments to Companies, Firms, Limited Liability partnerships or any other parties. Of these following are the details of aggregate amount of loans or advances in the nature of Inter

Corporate Deposit granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013.

Amount in thousands

Aggregate amount of loans/advances in the nature of Inter Corporate deposit outstanding at the end of the year	Related parties
- Repayable on demand	20,22,895
Percentage of loans/advances in the nature of loans to the total loans	100%

- iv. Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company to the extent applicable.
- v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable.
- vi. The maintenance of cost records has not been specified by the Central Government under sub section (1) of section 148 of the Companies Act, 2013, for the business activities carried out by the Company and hence, the requirement to report under clause 3(vi) of the Order is not applicable.
- vii. In respect of statutory dues:
 - a) In our opinion, Company, in our opinion the Company has been regular in depositing undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or

Cess or other statutory dues which are applicable, have generally been regularly deposited with the appropriate authorities.

There are no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues which are applicable were in arrears as at 31 March 2026 for a period of more than six months from the date they became payable.

- b) According to the information and explanations given to us, there are no dues of provident fund, employees' state insurance, income- tax, service tax, sales-tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and other statutory dues outstanding which have not been deposited on account of any dispute.
- viii. The Company has not disclosed/surrendered any transactions previously unrecorded in books of accounts in the tax assessments under the Income-tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable.
- ix. In respect of the borrowings:
 - a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender. Hence, the requirement to report under clause 3(ix)(a) of the Order is not applicable.
 - b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
 - c) Term loans were applied for the purpose for which loans were obtained.
 - d) On an overall examination of financial statements of the Company, no funds raised on short – term basis have been used for long-term purposes by the Company.
 - e) On an overall examination of the Financial Statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

- f) The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, associates or joint ventures or associate companies.
- x. In respect of Funding:
 - a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year and hence, the requirement to report under clause 3(x)(a) of the Order is not applicable.
 - b) The Company has made a right issue of shares during the year. The requirements of section 62 of the Companies Act, 2013 have been complied with and the funds raised have been fully utilized for the purposes for which they were raised.
- xi. In respect of frauds and compliances:
 - a) No material fraud by the Company and no material 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 Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
 - c) As per the information and explanations provided to us, no whistle-blower complaints have been received by the Company during the year and upto the date of this report.
- xii. In our opinion, the Company is not a Nidhi Company and hence, the requirement to report under clause 3(xii)(a) to (c) of the Order is not applicable.
- xiii. Transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- xiv. In respect of Internal audit:
 - a) In our opinion, to the best of our information and according to the explanation given to us, the Company has an internal audit system commensurate with the size and nature of its business.

- b) The internal audit reports of the Company issued till the date of the audit report, for the year under audit have been considered by us.
- xv. According to information and explanations given to us and based on our examination of the records, the Company has not entered into any non-cash transactions with directors or persons connected with him and hence, the requirement to report under clause 3(xv) of the Order is not applicable.
- xvi. In respect of compliance u/s 45-IA:
 - a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, the requirement to report under clause 3(xvi)(a) of the Order is not applicable.
 - b) The Company is not engaged in any Non-Banking Financial or Housing Finance Activities and hence, the requirement to report under clause 3(xvi)(b) of the Order is not applicable.
 - c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India and hence, reporting under clause 3(xvi)(c) of the Order is not applicable.
 - d) In our opinion, there is no core investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi) (d) of the Order is not applicable.
- xvii. The Company has not incurred cash losses in the financial year. However, it had incurred cash losses amounting to Rs. 55,744 thousands in the immediately preceding financial year.
- xviii. The previous statutory auditors were resigned with respect to section 139(2) of the Companies Act, 2013 during the financial year and we have taken into consideration the issues, objections and concerns raised by the outgoing auditors.
- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements , our knowledge of the Board of Directors and management plans

and based on our examination of evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the Audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xx. Based on our examination of the records, the company does not meet the criteria specified under sub-section (1) of section 135 of the Companies Act and hence, the requirement to report under clause 3(xx)(a) and (b) of the Order is not applicable.

for MUV & Co.,

Chartered Accountants

ICAI Firm Registration Number: 019097S

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No. 253286

UDIN : 26253286OVAOTZ8752

Place : Bengaluru

Date : May 20, 2026

BALANCE SHEET AS AT 31 MARCH 2026

Rs. in thousands			
Particulars	Note No.	As at 31 March 2026	As at 31 March 2025
I. ASSETS			
Non Current assets			
(a) Property, plant and equipment	7	1,45,630	1,77,776
(b) Investment property	8	60,84,796	64,27,945
(c) Financial assets			
(i) Other financial assets	9	87,016	4,661
(d) Income tax assets (net)		21,826	6,992
(e) Deferred tax assets (net)	10	-	59,303
(f) Other non-current assets	11	26,124	1,10,878
		63,65,392	67,87,555
Current assets			
(a) Financial asset			
(i) Trade receivables	12	39,880	7,811
(ii) Cash and cash equivalents	13	1,53,555	45,504
(iii) Bank balance other than cash and cash equivalents	14	1,99,100	-
(iv) Loans	15	20,22,895	-
(v) Other financial assets	16	67,579	-
(b) Other current assets	17	3,439	2,15,761
		24,86,448	2,69,076
Total		88,51,840	70,56,631
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	18	9,864	8,978
(b) Other equity	19	(2,24,435)	(1,91,777)
		(2,14,571)	(1,82,799)
Non Current Liabilities			
(a) Financial liabilities			
(i) Borrowings	20	80,38,000	58,28,774
(ii) Other financial liabilities	21	4,84,963	3,49,998
(b) Deferred tax liabilities (net)	10	13,172	-
(c) Other non-current liabilities	22	22,062	51,689
		85,58,197	62,30,461
Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	23	2,94,000	2,53,829
(ii) Trade payables	24		
- Dues to micro and small enterprises		21	-
- Dues to creditors other than micro and small enterprises		51,397	-
(iii) Other financial liabilities	25	1,05,466	2,73,447
(b) Other current liabilities	26	57,330	1,13,560
(c) Provisions	27	-	3,68,133
		5,08,214	10,08,969
Total		88,51,840	70,56,631

See accompanying notes to the Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.0190975

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No.253286

Place: Bengaluru
Date: May 20, 2026

For and on behalf of the board of directors

Dollars Hotel and Resorts Private Limited

CIN: U55101KA2004PTC034873

FAIZ REZWAN Digitally signed by
FAIZ REZWAN
Date: 2026.05.20
16:04:51 +05'30'

Faiz Rezwana

Director

DIN: 01217423

Place: Bengaluru
Date: May 20, 2026

UZMA IRFAN Digitally signed
by UZMA IRFAN
Date: 2026.05.20
16:07:04 +05'30'

Uzma Irfan

Director

DIN: 01216604

Place: Bengaluru
Date: May 20, 2026

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
Income			
Revenue from operations	28	13,93,019	2,33,583
Other income	29	77,705	2,928
Total income (I)		14,70,724	2,36,511
Expenses			
Finance cost	30	6,83,602	2,06,458
Depreciation	7,8	4,32,567	1,49,376
Other expenses	31	2,88,169	1,19,538
Total expenses (II)		14,04,338	4,75,372
Profit / (Loss) before tax for the year (III = I-II)		66,386	(2,38,861)
Tax expense:	32		
Current tax		26,568	-
Deferred tax		72,476	(21,358)
Total Tax expense (IV)		99,044	(21,358)
Profit / (Loss) for the year (V= III-IV)		(32,658)	(2,17,503)
Total other comprehensive income (VI)		-	-
Total Comprehensive Income (VII= V+VI)		(32,658)	(2,17,503)
Earnings per share (equity shares, par value Rs 10 each)			
Basic and diluted EPS (in Rs.)		(36.36)	(242.26)

See accompanying notes to the Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.019097S

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No.253286

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors

Dollars Hotel and Resorts Private Limited

CIN: U55101KA2004PTC034873

FAIZ REZWAN Digitally signed
by FAIZ REZWAN
Date: 2026.05.20
16:05:15 +05'30'

Faiz Rezwan

Director

DIN: 01217423

Place: Bengaluru

Date: May 20, 2026

UZMA IRFAN Digitally signed
by UZMA IRFAN
Date: 2026.05.20
16:07:20 +05'30'

Uzma Irfan

Director

DIN: 01216604

Place: Bengaluru

Date: May 20, 2026

STATEMENT OF CASH FLOWS FOR THE 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 Loss before taxation	66,386	(2,38,861)
Adjustments for non-cash & non-operating items:		
Add: Depreciation	4,32,567	1,49,376
Add: Finance cost	6,83,602	2,06,458
Less: Interest income	(77,705)	(2,875)
Operating profit before working capital changes	11,04,850	1,14,098
Adjustments for		
Increase / (decrease) in other financial liabilities	19,420	5,63,324
Increase / (decrease) in other current and non- current liabilities	(85,857)	50,025
Increase / (decrease) in trade payables	51,418	-
(Increase) / decrease in trade receivables	(32,069)	(7,856)
(Increase) / decrease in other financial assets	-	-
(Increase) / decrease in other current assets	2,12,322	(2,03,975)
(Increase) / decrease in non- current assets	-	50,931
Cash generated from operations	12,70,084	5,66,547
Income tax refund / (payment) - Net	(41,402)	(5,735)
Net Cash generated from / (used in) operating activities - A	12,28,682	5,60,812
CASH FLOW FROM INVESTING ACTIVITIES		
(Investments in)/ redemption of bank deposits (having original maturity of more than three months) - net	(2,79,100)	-
Capital expenditure on investment property, property plant and equipment and intangible assets (including capital work-in-progress)	(3,93,087)	(8,29,198)
Decrease / (Increase) in inter corporate deposits given	(20,22,895)	-
Interest income	7,771	2,875
Net Cash From / (used in) Investing Activities -B	(26,87,311)	(8,26,323)
CASH FLOW FROM FINANCING ACTIVITIES		
Secured loan availed	25,00,000	74,76,770
Secured loan repaid	(2,50,603)	(43,50,000)
Proceeds from issue of shares	885	-
Proceeds from Inter corporate deposits	-	4,05,700
Repayment of Inter corporate deposits	-	(15,88,371)
Interest paid	(6,83,602)	(16,56,897)
Net Cash From / (used in) Financing Activities -C	15,66,680	2,87,202
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)	1,08,051	21,694
Cash & Cash equivalents opening balance	45,504	23,810
Cash & Cash equivalents closing balance	1,53,555	45,504

See accompanying notes to the Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.0190975

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No.253286

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors

Dollars Hotel and Resorts Private Limited

CIN: U55101KA2004PTC034873

FAIZ Digitally signed
by FAIZ REZWAN
REZWAN Date: 2026.05.20
16:05:33 +05'30'

Faiz Rezwan

Director

DIN: 01217423

Place: Bengaluru

Date: May 20, 2026

UZMA Digitally signed
by UZMA IRFAN
IRFAN Date: 2026.05.20
16:07:34 +05'30'

Uzma Irfan

Director

DIN: 01216604

Place: Bengaluru

Date: May 20, 2026

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

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

Rs. in thousands

Particulars	Equity Share Capital	Other equity			Total Equity
		Securities premium	Retained Earnings	Total	
As at 1 April 2024	8,978	12,736	12,990	25,726	34,704
Profit/(loss) for the year	-	-	(2,17,503)	(2,17,503)	(2,17,503)
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-
As at 31 March 2025	8,978	12,736	(2,04,513)	(1,91,777)	(1,82,799)
Issue of Shares during the year	885	-	-	-	885
Profit/(loss) for the year	-	-	(32,658)	(32,658)	(32,658)
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-
As at 31 March 2026	9,863	12,736	(2,37,171)	(2,24,435)	(2,14,572)

See accompanying notes to the Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.0190975

Manjunath N Digitally signed
by Manjunath N

Manjunath N

Partner

Membership No.253286

Place: Bengaluru

Date: May 20, 2026

For and on behalf of the board of directors**Dollars Hotel and Resorts Private Limited**

CIN: U55101KA2004PTC034873

FAIZ REZWAN Digitally signed
by FAIZ REZWAN
Date: 2026.05.20
16:05:47 +05'30'

Faiz Rezwan

Director

DIN: 01217423

Place: Bengaluru

Date: May 20, 2026

UZMA IRFAN Digitally signed
by UZMA IRFAN
Date: 2026.05.20
16:07:50 +05'30'

Uzma Irfan

Director

DIN: 01216604

Place: Bengaluru

Date: May 20, 2026

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

1 Corporate Information

M/s. Dollars Hotel and Resorts Private Limited ("the Company") Company Identification Number (CIN) as U55101KA2004PTC034873 was incorporated on October 15, 2004 as a Company under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development and related activity.

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, except as detailed below:

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.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

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 4.4),

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 Land

a. Advance paid towards land procurement

Advances paid by the Company to the seller/ intermediary towards outright purchase of land is recognised as land advance under other current assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories. Management is of the view that these advances are given under normal trade practices and are neither in the nature of loans nor advance in the nature of loans.

4.4 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.

4.5 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.

4.6 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.

4.7 Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED**NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026**

Advances paid towards the acquisition of property, plant and equipment outstanding at each Balance Sheet date is classified as capital advances under other non-current assets.

Depreciation method, estimated useful lives and residual values

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the property, plant and equipment as follows:

Class of assets	Useful lives estimated by the management
Building	58 Years
Plant and machinery	20 Years
Office Equipment	20 Years
Furniture and fixtures	15 Years
Computers and Accessories	6 Years

For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, 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 Management believes that the useful lives as given above best represent the period over which the Management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Statement of Profit and Loss.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Statement of Profit and Loss.

In respect of leasehold building, leasehold improvement - plant and machinery and leasehold improvement - furniture and fixtures, depreciation has been provided over lower of useful lives or lease period.

4.8 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.

4.9 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 lives as stated in note 4.7, 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.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

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.

4.10 Impairment of tangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible 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.

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.

4.11 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.

4.12 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.

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.

4.13 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.

4.14 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.

4.15 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.

4.16 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.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

4.17 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 4.2),
- Determination of lease term, classification of lease and estimating incremental borrowing rate (Refer note 4.4),
- Recognition of Deferred Tax Assets (Refer note 4.6),
- Useful lives of investment property; property, plant and equipment (Refer note 4.7, 4.9),
- Impairment of financial/ non financial assets (Refer note 4.1 and 4.12),

6 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.

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.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

7 Property, plant and equipment

Particulars	Rs. in thousands			
	Office Equipment	Furniture & fixtures	Computer & Peripherals	Total
Gross block				
Balance as at 1 April 2024	-	-	-	-
Additions	3,828	1,77,427	579	1,81,834
Adjustments/Deletions	-	-	-	-
Balance as at 31 March 2025	3,828	1,77,427	579	1,81,834
Additions	-	-	-	-
Adjustments/Deletions	-	-	-	-
Balance as at 31 March 2026	3,828	1,77,427	579	1,81,834
Accumulated Depreciation				
Balance as at 1 April 2024	-	-	-	-
Charge for the year	320	3,687	51	4,058
Deletion	-	-	-	-
Balance as at 31 March 2025	320	3,687	51	4,058
Charge for the year	488	31,447	211	32,146
Deletion	-	-	-	-
Balance as at 31 March 2026	808	35,134	262	36,204
Net Block :				
Balance as at 31 March 2025	3,508	1,73,740	528	1,77,776
Balance as at 31 March 2026	3,020	1,42,293	317	1,45,630

Property, plant and equipment with carrying amount of Rs. 1,45,630 thousands (31 March 2025: Rs.1,77,776 thousands) have been pledged to secure borrowings of the Company (See Note 20)

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

8 Investment property

Particulars	Rs. in thousands			
	Land	Building & improvements	Plant & machinery	Total
Gross block				
Balance as at 1 April 2024	-	-	-	-
Additions	1,38,970	54,23,707	10,22,683	65,85,360
Adjustments/Deletions	-	-	-	-
Balance as at 31 March 2025	1,38,970	54,23,707	10,22,683	65,85,360
Additions	37,272	20,000	-	57,272
Adjustments/Deletions	-	-	-	-
Balance as at 31 March 2026	1,76,242	54,43,707	10,22,683	66,42,632
Accumulated Depreciation				
Balance as at 1 April 2024	-	-	-	-
Charge for the year	-	93,997	63,418	1,57,415
Deletion	-	-	-	-
Balance as at 31 March 2025	-	93,997	63,418	1,57,415
Charge for the year	-	2,66,987	1,33,434	4,00,421
Deletion	-	-	-	-
Balance as at 31 March 2026	-	3,60,984	1,96,852	5,57,836
Net Block :				
Balance as at 31 March 2025	1,38,970	53,29,710	9,59,265	64,27,945
Balance as at 31 March 2026	1,76,242	50,82,723	8,25,831	60,84,796

Notes:

i. As at 31 March 2026, the fair value of the property is Rs. 1,75,70,000 Thousands (31 March 2025 - 1,72,43,000 Thousands). These valuations were based on valuations performed by IVAS Partners, an accredited independent valuer and is a registered valuer as defined 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.

ii. 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.

iii. Details of the Company's investment properties and information about the fair value hierarchy as at 31 March 2026 and 31 March 2025, are as follows:

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Assets for which fair values are disclosed		
Investment property		
Level 1	-	-
Level 2	-	-
Level 3	1,75,70,000	1,72,43,000

iv. Investment property with net carrying amount of Rs. 60,84,796 thousands (31 March 2025: Rs. 64,27,945 thousands) have been pledged to secure borrowings (See Note 20). The investment property have been pledged as security for bank loans under a mortgage.

v. Amounts recognised in statement of profit and loss related to investment properties (excluding depreciation and finance cost)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Rental income from investment property	12,84,924	2,02,698
Direct operating expenses arising from investment property that generated rental income during the year	2,32,886	1,19,244

vi. The title deeds (registered sale deed) of all the immovable properties are held in the name of the Company.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

9 Other financial assets (non-current)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
To others - unsecured, considered good (carried at amortised cost)		
Security deposits	4,661	4,661
Balances with banks to the extent held as margin money**	80,000	-
Interest accrued but not due	2,355	-
	87,016	4,661
Margin money deposits are subject to first charge as security for borrowings **		

10 Deferred tax assets (net)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Deferred tax liability		
Impact of fair valuation of financial assets/liabilities (net)	13,172	1,157
	13,172	1,157
Deferred tax asset		
Impact of carry forward of losses	-	60,460
	-	60,460
Deferred tax liabilities (net)	13,172	-
Deferred tax assets (net)	-	59,303
Reconciliation of deferred tax		
Opening balance	59,303	37,945
Add : Tax credit recognised in Statement of Profit and Loss	(72,476)	21,358
Closing balance	(13,173)	59,303

11 Other non-current assets

Particulars	Note No.	Rs. in thousands	
		As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Capital advances	41	-	76,934
		-	76,934
To Others - unsecured, considered good			
Capital advances		26,124	33,944
		26,124	33,944
		26,124	1,10,878
Due from related parties:			
Directors		-	56,934
Relative of director		-	20,000
Firms in which directors are partners		-	-
Companies in which directors of the Company are directors or members		-	-

12 Trade receivables (unsecured)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost		
Receivables - Considered good	39,880	7,811
	39,880	7,811
Receivables pledged as security for borrowings (refer note 20)		

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Receivables - Considered good		
Not due	37,978	885
Less than 6 months	1,902	6,926
More than 6 months and less than 1 year	-	-
More than 1 year and less than 2 years	-	-
More than 2 years and less than 3 years	-	-
More than 3 years	-	-
	39,880	7,811

13 Cash and cash equivalents

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Balances with banks		
in current accounts	1,53,555	45,504
	1,53,555	45,504

13.1 Changes in liabilities arising from financing activities

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Borrowings (including accrued interest):		
At the beginning of the year including accrued interest	60,82,603	44,12,698
Add: Cash inflows	25,00,000	78,82,470
Less: Cash outflows	(2,50,603)	(59,38,371)
Less: Interest paid	(6,83,602)	(16,56,897)
Non Cash items		
Add: Interest accrued during the year	6,83,602	13,82,703
Outstanding at the end of the year including accrued interest	83,32,000	60,82,603

14 Bank balance other than Cash and cash equivalents

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Margin money deposits	1,99,100	-
	1,99,100	-
Margin money deposits are subject to first charge as security for borrowings		

15 Loans (Current)

Particulars	Note No.	Rs. in thousands	
		As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Carried at amortised cost			
Inter corporate deposits	41	20,22,895	-
		20,22,895	-

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

i. Due from :

Directors	41	-	-
Firms in which directors are partners	41	-	-
Companies in which directors of the Company are directors or members	41	20,22,895	-

ii. Loans due from :

Particulars	As at 31 March 2026		As at 31 March 2025	
	Amount (in thousands)	% of total	Amount (in thousands)	% of total
Promoters	-	-	-	-
Directors	-	-	-	-
Key managerial personnel	-	-	-	-
Related parties	20,22,895	100%	-	-
	20,22,895	100%	-	-

16 Other financial assets (Current)

Particulars	Note No.	Rs. in thousands	
		As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Carried at amortised cost			
Interest accrued but not due	41	64,502	-
		64,502	-
To Others - unsecured, considered good			
Carried at amortised cost			
Interest accrued but not due		3,077	-
		3,077	-
		67,579	-

i. Due from :

Directors	-	-
Firms in which directors are partners	-	-
Companies in which directors of the Company are directors or members	64,502	-

17 Other current assets

Particulars	Note No.	Rs. in thousands	
		As at 31 March 2026	As at 31 March 2025
To related parties - unsecured, considered good			
Other receivables	41	-	142
To Others - unsecured, considered good			
Advance paid for purchase of land		-	-
Balance with government authorities		3,439	39,461
Prepaid expenses		-	1,76,158
		3,439	2,15,761

18 Equity share capital

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Authorised capital		
10,00,000 (31 March 2025 - 10,00,000) equity shares of Rs 10 each	10,000	10,000
Issued, subscribed and paid up capital		
986,366 (31 March 2025 - 897,820) equity shares of Rs 10 each	9,864	8,978
	9,864	8,978

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

The Company has not issued any bonus shares or any shares pursuant to contract(s) without payment being received in cash during the period of five years immediately preceding the balance sheet date

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

Name of the share holder	As at 31 March 2026		As at 31 March 2025	
	No. of shares	Amount (in thousands)	No. of shares	Amount (in thousands)
At the beginning of the year	8,97,820	8,978	8,97,820	8,978
Issue of right shares during the year **	88,546	885	-	-
Outstanding at end of the year	9,86,366	9,864	8,97,820	8,978

** On 09 March 2026, the shareholders of the Company approved Rights issue of 88,546 equity share of the Company on a fully paid basis for Rs.10 per share. 88,456 shares were allotted on 31 March 2026 to Sachin Narayan, director of the company.

b 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 Exora Business Parks Limited	5,91,820	60.00%	5,91,820	65.92%
Sachin Narayan	3,94,546	40.00%	3,06,000	34.08%
	9,86,366	100.00%	8,97,820	100.00%

c 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 Exora Business Parks Limited	5,91,820	-	5,91,820	60.00%	-
Sachin Narayan	3,06,000	88,546	3,94,546	40.00%	28.94%
As at 31 March 2025					
Prestige Exora Business Parks Limited	5,91,820	-	5,91,820	65.92%	-
Sachin Narayan	3,06,000	-	3,06,000	34.08%	-

19 Other equity

Particulars	Note No.	Rs. in thousands	
		As at 31 March 2026	As at 31 March 2025
Securities premium account	19a	12,736	12,736
Retained earnings	19b	(2,37,171)	(2,04,513)
		(2,24,435)	(1,91,777)

19a Securities premium account

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Opening balance	12,736	12,736
Add: Issued during the year	-	-
	12,736	12,736

Securities premium account is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

19b Retained earnings

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Opening balance	(2,04,513)	12,990
Add: Net profit/(loss) for the year	(32,658)	(2,17,503)
	(2,37,171)	(2,04,513)

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.

20 Borrowings (Non Current)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Term loans (Secured)		
- From Bank	80,38,000	58,28,774
	80,38,000	58,28,774

i. Security Details:

Mortgage of immovable property of the Company.

Charge on all the current assets including the rental receivables.

ii. Repayment and other terms :

Repayment in 180 monthly instalments from the date of first disbursement.

Corporate Guarantee of Prestige Estates Projects limited.

The loan carry interest rate of 7.95% per annum.

iii. Refer note 23 for current maturities of long-term debt.

21 Other financial liabilities (Non-current)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Carried at amortised cost		
Deposits towards lease	4,84,963	3,49,998
	4,84,963	3,49,998

22 Other non-current liabilities

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Advance rental received	22,062	51,689
	22,062	51,689

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

23 Borrowings (Current)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
(Carried at amortised cost)		
Term loans (Secured)		
-From banks	-	1,48,000
Unsecured, repayable on demand		
-Inter corporate deposits from related parties	-	1,05,829
Current Maturities of long-term debt (Secured)		
Term loans - From banks	2,94,000	-
	2,94,000	2,53,829

- i. Refer note 20 for security details and repayment terms.
ii. Inter corporate deposits are subject to interest rate of 18% p.a.

24 Trade payables

Particulars	Note No.	Rs. in thousands	
		As at 31 March 2026	As at 31 March 2025
Carried at amortised cost			
- Dues to micro and small enterprises	24a	21	-
- Dues to creditors other than micro and small enterprises		51,397	-
		51,418	-

24a Disclosure as required under Micro, Small and Medium Enterprises Development Act, 2006 :

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
i. Principal amount remaining unpaid to any supplier as at the end of the accounting year	21	-
ii. Interest due thereon remaining unpaid to any supplier as at the end of the accounting year.	-	-
iii. The amount of interest paid / written back 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	-	-

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 is determined to the extent such parties have been identified on the basis of the information available with the Company.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

24b Trade payables ageing schedule

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Dues to micro and small enterprises		
Not due	21	-
Less than 1 year	-	-
More than 1 year and less than 2 years	-	-
More than 2 years and less than 3 years	-	-
More than 3 years	-	-
	21	-
Dues to creditors other than micro and small enterprises		
Not due	51,397	-
Less than 1 year	-	-
More than 1 year and less than 2 years	-	-
More than 2 years and less than 3 years	-	-
More than 3 years	-	-
	51,397	-
	51,418	-

There are no disputed dues payable.

24c Trade payable to related party refer note 41.

25 Other financial liabilities (Current)

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
(Carried at amortised cost)		
Creditors for capital expenditure	35,437	87,873
Deposits towards lease	69,930	1,84,918
Other liabilities	99	656
	1,05,466	2,73,447

26 Other current liabilities

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Statutory dues payable	2	70,443
Advance rent	57,328	43,117
	57,330	1,13,560

27 Provisions

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Provision for completed projects	-	3,68,133
	-	3,68,133
Estimated project cost to be incurred for the completed projects		
Provision outstanding at the beginning of the year	3,68,133	-
Add: Provision made during the year	-	3,68,133
Less: Provision utilised / reversed during the year	3,68,133	-
Provision outstanding at the end of the year	-	3,68,133

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED

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

28 Revenue from operations

	Rs. in thousands	
Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Rental income	13,93,019	2,33,583
	13,93,019	2,33,583

29 Other income

	Rs. in thousands	
Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest income		
-Fixed deposit	6,036	2,875
-loans and investments	71,669	-
-Income tax refund	-	53
	77,705	2,928

30 Finance cost

	Rs. in thousands	
Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Interest		
-Secured loan	5,65,032	4,44,587
- Inter corporate deposit	5,306	8,82,542
- Financial liabilities	67,457	26,784
Other borrowing costs	45,807	28,790
	6,83,602	13,82,703
Less: Borrowings cost capitalised to capital work in progress	-	(11,76,245)
	6,83,602	2,06,458

31 Other expenses

	Rs. in thousands	
Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Auditor's remuneration (Refer note 31a)	173	173
Bank charges	629	7
Commission	1,97,747	92,741
Property Tax	35,139	-
Repairs and maintenance - Others	-	26,503
Business promotion	91	51
Legal and professional charges	2,203	-
Business support services	51,397	-
Rates & Taxes	790	42
Printing and stationery	-	4
Foreign exchange loss	-	17
	2,88,169	1,19,538

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

31a Auditor's Remuneration

Particulars	Rs. in thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Payment to auditors:		
Statutory Audit	105	150
Limited Review	68	23
	173	173

32 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	26,568	-
In respect of prior years	-	-
	26,568	-
Deferred tax		
In respect of the current year	72,476	(21,358)
	72,476	(21,358)
	99,044	(21,358)

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	66,386	(2,38,861)
Applicable income tax rate	29.12%	25.17%
Income tax expense calculated at applicable tax rate	19,332	(60,117)
Adjustment on account of:		
Tax effect of amounts permanent non deductible expenses	1,99,124	60,936
Tax effect of deductible expenses	(1,17,134)	(22,177)
Others including tax rate change	(2,277)	-
	79,713	38,759
Income tax expense recognised in Statement of profit and loss	99,044	(21,358)

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

33 Contingent liabilities and capital commitments

Particulars	Rs. in thousands	
	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	-	-
Capital commitment		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	-	-

34 Notes relating to Corporate Social Responsibility

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.

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

36 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:

The management is of the view that the terms and conditions of the security given, land advances, refundable deposits, loans and advances are not prejudicial to the interest of the Company considering its economic interest and furtherance of the business objectives.

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/ real-estate risk. Financial instruments affected by market risk include loans and borrowings.

a. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

b. Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	Rs. in thousands	
	Increase/ decrease in basis points	Effect on profit before tax
March 31, 2026		
INR	(50)	41,660
INR	50	(41,660)
March 31, 2025		
INR	(50)	30,413
INR	50	(30,413)

c. Commodity price

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

d. Foreign Currency exchange rate risk

There are no foreign currency exposure as at 31st March 2026 (31 March 2025-Nil) that have not been hedged by a derivative instruments or otherwise.

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 capital advance paid towards construction of investment property. 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 risks as Company collects security deposits from lessee.

Other Receivables - Credit risk is managed as per the Company's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major customers. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

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	Total
As at 31 March 2026					
Borrowings	-	9,45,880	41,90,762	78,47,704	1,29,84,347
Trade payables	-	-	-	-	-
Other financial liabilities	-	1,05,466	4,84,963	-	5,90,429
	-	10,51,346	46,75,725	78,47,704	1,35,74,776
As at 31 March 2025					
Borrowings	1,05,829	6,51,251	33,50,520	52,51,986	93,59,586
Other financial liabilities	-	2,73,447	3,49,998	-	6,23,445
	1,05,829	9,24,698	37,00,518	52,51,986	99,83,031

37 Financial instruments

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

Particulars	Rs. in thousands			
	As at 31 March 2026		As at 31 March 2026	
	Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost
Financial assets				
Trade receivables	-	39,880	-	7,811
Cash and cash equivalents	-	1,53,555	-	45,504
Bank balance other than cash and cash equivalents	-	1,99,100	-	-
Loans	-	20,22,895	-	-
Other financial assets	-	1,54,595	-	4,661
	-	25,70,025	-	57,976
Financial liabilities				
Borrowings	-	83,32,000	-	60,82,603
Trade payables	-	51,418	-	-
Other financial liabilities	-	5,90,429	-	6,23,445
	-	89,73,847	-	67,06,048

38 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Company, through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents and other bank balances.

39 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 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.

40 Leases

As a lessor

The Company has given Investment properties, Property, plant and equipment 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.12,84,254 thousands (31 March 2025: Rs.2,02,698).

Non-cancellable operating lease commitments:

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Rental receipts		
Within one year	12,78,566	11,97,132
Between 1 and 2 years	4,90,215	15,90,486
Between 2 and 3 years	2,866	16,69,276
Between 3 and 4 years	-	-
Between 4 and 5 years	-	-
More than 5 years	-	-

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED**NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026****41 Related party disclosure :****(i) List of related parties and relationships -****Ultimate Holding Company**

Prestige Estates Projects Limited

Holding Company

Prestige Exora Business Parks Limited

Entities under common control

Prestige Property Management and Services

Prestige Garden Resorts Private Limited

Joint Venture of Ultimate Holding Company

Prestige Beta Projects Private Limited

Companies/ firms in which directors/ KMP are interested

Spring Green

Morph Design Company

Key Management Personnel

Mr. Faiz Rezwan, Director

Mrs. Uzma Irfan, Director

Mrs. Sameera Noaman, Director

Mr. Sachin Narayan, Director

Independent Director

Mr. Ravindra Munishwar Mehta

Mr. Yarabaka Chenchu Rama Reddy (resigned wef 30.03.2026)

Mr. Srinivasarao Nagabhushana Rao Nagendra

Relative of key management personnel:

Mrs. Priyanka Sachin

(ii) Transactions with Related Parties during the year

Particulars	Rs. in thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Purchase of Goods and Services		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	3,22,227	-
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Property Management and Services	-	26,503
Spring Green	-	15,806
Morph Design Company	-	1,509
	3,22,227	43,817

Particulars	Rs. in thousands	
	Year ended 31 March 2026	Year ended 31 March 2025
Sale of Goods and Services		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	-	38
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Garden Resorts Private Limited	-	42
<i>Joint Venture of Ultimate Holding Company</i>		
Prestige Beta Projects Private Limited	769	624
	769	704
Inter Corporate Deposit taken		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	-	4,05,700
	-	4,05,700
Inter Corporate Deposit taken repaid		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	1,05,829	15,88,371
	1,05,829	15,88,371
Inter Corporate Deposit given		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	23,94,171	-
	23,94,171	-
Inter Corporate Deposit given repaid		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	3,71,276	-
	3,71,276	-
Interest expense on Inter Corporate Deposit taken		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	5,306	8,82,542
	5,306	8,82,542
Interest income on Inter Corporate Deposit given		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	71,669	-
	71,669	-
Corporate guarantee received		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	25,00,000	75,00,000
	25,00,000	75,00,000
Release of Corporate guarantee received		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	1,44,774	43,73,230
	1,44,774	43,73,230

(iii) Balance Outstanding

Particulars	Rs. in thousands	
	As at 31 March 2026	As at 31 March 2025
Trade Payable		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	51,397	-
	51,397	-
Inter Corporate Deposit Payable		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	-	1,05,829
	-	1,05,829
Inter Corporate Deposit Receivable		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	20,22,895	-
	20,22,895	-
Interest on Inter Corporate Deposit Receivable		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	64,502	-
	64,502	-
Other receivables		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	-	142
	-	142
Other Liabilities		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Property Management and Services	-	27,965
Prestige Exora Business Parks Private Limited	-	22
	-	27,987
Advance paid for purchase of land		
<i>Key Management Personnel</i>		
Priyanka Sachin	-	20,000
Sachin Narayan	-	56,934
	-	76,934
Corporate guarantee received		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	83,32,000	59,76,774
	83,32,000	59,76,774

a) No amount is / has been written back during the year in respect of debts due from or to related party.

b) Reimbursement of actual expenses is not disclosed in transactions with related parties during the year.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED**NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026****42 Earnings/ (Loss) per share**

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

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Net profit / (loss) for the year attributable to equity shareholders	(32,658)	(2,17,503)
Weighted average number of equity shares outstanding (in numbers)		
- Basic (numbers)	8,98,063	8,97,820
- Diluted (numbers)	8,98,063	8,97,820
Nominal Value of shares (in Rupees)	10	10
Basic Earnings per Share (in Rupees)	(36.36)	(242.26)
Diluted Earnings per Share (in Rupees)	(36.36)	(242.26)

- 43** The Company did not have any employees as at the end of the year . Therefore, the provision for Gratuity or other employee Benefits are not applicable

44 Other statutory information

- (i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company do 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 have 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 Company have 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,
- (vii) The Company have not 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)
- (viii) 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.
- (ix) The Company is not a declared Wilful defaulter by any bank or financial institution or any other lender.

45 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.

- 46** There are no Micro, Small and Medium Enterprises, to whom the Company owes dues, which are outstanding at the Balance Sheet date, computed on unit wise basis, determined to the extent such parties identified on the basis of information available with the Company. This has been relied upon by the auditors.

DOLLARS HOTEL AND RESORTS PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH 2026

47 Financial Ratios

Sl.No	Ratios / measures	Numerator	Denominator	Year ended 31 March 2026	Year ended 31 March 2025	Variance %	Reference
1	Current ratio	Current assets	Current liabilities	4.89	0.27	(1735%)	(b)
2	Debt Equity ratio	Debt [includes current and non-current borrowings]	Total shareholders' equity [includes shareholders funds and retained earnings]	NA	NA	NA	(c)
3	Debt service coverage ratio	Earnings available for debt service	Debt Service	0.70	0.84	17%	(a)
4	Return on equity [%]	Net Profits after taxes	Average Shareholder's Equity	NA	NA	NA	(c)
5	Inventory turnover ratio	Cost of goods sold	Average inventory	NA	NA	NA	(c)
6	Trade receivables turnover ratio	Revenue from operations	Average trade receivables	3493.03%	2990.43%	-17%	(a)
7	Trade payables turnover ratio	Total Expenses	Average trade payables	11	NA	NA	(c)
8	Net capital turnover ratio	Revenue from operations	Average working capital	224.98%	(18.04%)	1347%	(b)
9	Net profit [%]	Net profit / (loss)	Revenue from operations	(2.34%)	(93.12%)	97%	(d)
10	EBITDA [%]	EBITDA	Revenue from operations	77.78%	59.22%	-31%	(d)
11	Return on capital employed [%]	EBIT	Total Networth and Debt	17.65%	2.08%	(747.13%)	(d)
12	Return on investment	Interest Income	Investment	NA	NA	NA	(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 more than 25%.
(b) improve in ratio due to repayment of inter-corporate deposit
(c) Not applicable
(d) Increase is on account of increase in turnover, expenses and profit, consequent to increase in operations

Signature for notes forming part of financial statements 1-47

**As per our report of even date
for MUV & Co.**

Chartered Accountants
ICAI Firm Registration No.0190975

Manjunath N Digitally signed
by Manjunath N

Manjunath N
Partner
Membership No.253286

Place: Bengaluru
Date: May 20, 2026

**For and on behalf of the board of directors
Dollars Hotel and Resorts Private Limited**
CIN: U55101KA2004PTC034873

**FAIZ
REZWAN** Digitally signed
by FAIZ REZWAN
Date: 2026.05.20
16:06:06 +05'30'

Faiz Rezwan
Director
DIN: 01217423

Place: Bengaluru
Date: May 20, 2026

**UZMA
IRFAN** Digitally signed
by UZMA IRFAN
Date: 2026.05.20
16:08:12 +05'30'

Uzma Irfan
Director
DIN: 01216604

Place: Bengaluru
Date: May 20, 2026