Rappture Projects Private Limited
CIN No:- U70102MH2010PTC206363
Balance sheet as at March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Notes	As at March 31, 2026	As at March 31, 2025
EQUITY AND LIABILITIES			
Shareholder's funds			
Share capital	2	2.00	2.00
Reserves and surplus	3	(90.19)	(91.34)
		(88.19)	**(89.34)**
Non-Current liabilities			
Long term borrowings	4	14,536.76	15,912.86
Other long-term liabilities	5	13,822.30	13,822.30
		28,359.06	**29,735.16**
Current liabilities			
Short-term borrowings	6	5,460.63	4,097.39
Trade payables	7		
- total outstanding dues of micro and small enterprises		3.61	2.07
- total outstanding dues of creditors other than micro and small enterprises		479.35	-
Other current liabilities	8	3,730.67	1,238.11
		9,674.27	**5,337.56**
Total		**37,945.14**	**34,983.38**
ASSETS			
Non-current assets			
Capital- work in progress	9	22,609.65	19,083.29
Other Non current assets	10	844.58	792.92
Long-term loans and advances	11	7,000.15	7,000.15
		30,454.39	**26,876.36**
Current assets			
Cash and cash equivalents (CCE)	12	142.87	32.94
Short-term loans and advances	13	4,874.74	5,906.58
Other current assets	14	2,473.14	2,167.50
		7,490.75	**8,107.02**
Total		**37,945.14**	**34,983.38**

Statement on significant accounting policies 2
The accompanying notes form are an integral part of the financial statements
As per our report of even date

For Sudheendra & Company
Chartered Accountants
Firm's Registration No: 140100W

Sudheendra Kumar G
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Date: 2026.05.19 19:09:48 +05'30'

Sudheendra Kumar
Partner
Membership No: 200036

Place : Mumbai
Date : 19th May, 2026

For and on behalf of the Board of Directors of
Rappture Projects Private Limited

Karmvirsingh Rajpurohit
Director
DIN: 01542026

Place: Mumbai
Date : 19th May, 2026

Vikramsingh Rajpurohit
Director
DIN: 00908680

Place: Mumbai
Date : 19th May, 2026

Rappture Projects Private Limited
CIN No:- U70102MH2010PTC206363
Statement of profit and loss for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Notes	For the year ended March 31, 2026	For the year ended March 31, 2025
Income:			
Revenue from operations	15	-	-
Other Income	16	2.59	2.59
Total Income		**2.59**	**2.59**
Expenses:			
Finance costs	17	-	0.33
Other expenses	18	1.43	1.41
Total Expenses		**1.43**	**1.74**
Profit before tax		**1.15**	**0.85**
Tax expense:			
Current tax		-	-
Deferred tax		-	-
		-	**-**
Profit for the year		**1.15**	**0.85**
Basic and Diluted Earnings Per Share, Shares of Rs. 10/- each		**5.77**	**4.25**

Summary of significant accounting p 2

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

For Sudheendra & Company
Chartered Accountants
Firm's Registration No: 140100W

Sudheendra Kumar G
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Date: 2026.05.19 19:10:49 +05'30'

Sudheendra Kumar
Partner
Membership No: 200036

Place : Mumbai
Date : 19th May, 2026

For and on behalf of the Board of Directors of
Rappture Projects Private Limited

Karmvirsingh Rajpurohit
Director
DIN: 01542026

Place: Mumbai
Date : 19th May, 2026

Vikramsingh Rajpurohit
Director
DIN: 00908680

Place: Mumbai
Date : 19th May, 2026

Rappture Projects Private Limited
CIN No:- U70102MH2010PTC206363
Notes to the Financial Statements

1 Corporate information

Rappture Projects Private Limited.(formerly known as Karmvir Intelligent Infra Pvt Ltd) is a private company domiciled in India and was incorporated in 2010 under the provisions of the erstwhile Companies Act, 2013. The Company having CIN U70102MH2010PTC206363 is primarily engaged in the business of real estate development projects such as construction of residential complex, hotels and other commercial complex.

2 Significant Accounting Policies

a) Basis of preparation of financial statements

The financial statements have been prepared to comply in all material respects with the mandatory Accounting Standards notified by Companies (Accounts) Rules, 2014, (as amended) and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared under the historical cost convention on an accrual basis in accordance with the accounting principles generally accepted in India. The accounting policy has been consistently applied by the Company.

All assets and liabilities have been classified as current or non-current as per the Company's operating cycle and other criteria set out in the Schedule III (Division I) to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current – non-current classification of assets and liabilities.

The financial statements are presented in Indian Rupees and rounded off to nearest lacs upto two decimals, unless otherwise stated.

b) Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities as at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events, plans and actions, actual results could differ from these estimates. Any revision to accounting estimates and assumptions are recognised prospectively

c) Property, Plant and Equipment, intangible assets and capital work in progress

Tangible assets are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable / allocable cost of bringing the asset to its working condition for its intended use. The cost also includes direct cost and other related incidental expenses. Revenues earned, if any during trial run of assets is adjusted against cost of the assets.

Intangible assets are stated at cost less accumulated amortisation and impairment losses, if any. Cost comprises the acquisition price, development cost and any attributable / allocable incidental cost of bringing the asset to its working condition for its intended use.

Capital work in progress is stated at cost less impairment losses, if any. Cost comprises of expenditures incurred in respect of capital projects under development and includes any attributable / allocable cost and other incidental expenses. Revenues earned, if any, before capitalisation from such capital project are adjusted against the capital work in progress.

Borrowing costs relating to acquisition / construction / development of tangible assets, intangible assets and capital work in progress which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

d) Depreciation and amortisation

i) Tangible assets

(a) The Company depreciates all its Property, Plant and Equipment except leasehold improvements on prorata basis under the Straight line method over the useful life in the manner prescribed in Schedule II to the Act, and management believes that the useful life of assets are same as those prescribed in Schedule II to the Act.

(b) Assets individually costing less than or equal to INR 0.05 Lakh are fully depreciated in the year of purchase except under special circumstances

ii) Intangible assets
Intangible assets are amortised using straight line method over the estimated useful life, not exceeding 5 years. Amortisation method, useful life and residual value are reviewed periodically.

iii) Leasehold land and improvements are amortised on the basis of duration and other terms of lease.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

e) Inventories

i) Construction materials and consumables
The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work issued to the construction work in progress are treated as consumed.

ii) Construction work in progress
The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

iii) Finished stock of completed projects (ready units)
Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

f) Foreign currency transactions and translations

Transactions denominated in foreign currencies are recognised at the prevailing exchange rates on the transaction dates. Realised gains and losses on settlement of foreign currency transactions are recognised in the Statement of Profit and Loss.

Foreign currency monetary assets and liabilities at the reporting date are translated at the year end exchange rate, and the resultant exchange difference is recognised in the Statement of Profit and Loss.

g) Revenue recognition

i) Revenue from real estate projects
The Company follows the percentage of project completion method for its projects. The revenue recognition policy is as under:

Project for which revenue is recognised for the first time on or after April 1, 2012
In case of real estate project which commences on or after April 1, 2012 and also for real estate projects which have already commenced but where revenue is being recognised for the first time on or after April 1, 2012, the Company recognises revenue in proportion to the actual project cost incurred (including land cost) as against the total estimated project cost (including land cost), subject to achieving the threshold level of project cost (excluding land cost) as well as area sold, in line with the Guidance Note issued by ICAI and depending on the type of project.

Revenue is recognised net of indirect taxes and on execution of either an agreement or a letter of allotment.

The estimates relating to percentage of completion, costs to completion, area available for sale etc. being of a technical nature are reviewed and revised periodically by the management and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined.

Land cost includes the cost of land, land related development rights and premium.

ii) Revenue from lease rentals and related income

Lease income is recognised in the statement of profit and loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rental is disclosed net of indirect taxes, if any.

Revenue from property management service is recognised at value of service and is disclosed net of indirect taxes, if any.

iii) Interest income

Income from interest is accounted for on time proportion basis taking into account the amount outstanding and the applicable rate of interest.

iv) Other income

Dividend income is recognised when the right to receive dividend is established.

Other incomes are accounted on accrual basis, except interest on delayed payment by debtors and liquidated damages which is accounted on acceptance of the Company's claim.

h) Income taxes

Tax expense for the period, comprising current tax and deferred tax, are included in the determination of the profit for the year.

Current tax is measured at the amount expected to be paid to the tax authorities in accordance with the taxation laws.

Deferred tax expense or benefit is recognised on timing differences being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets and liabilities are measured using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. In the event of unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only to the extent that there is virtual certainty that sufficient future taxable income will be available to realise such assets. In other situations, deferred tax assets are recognised only to the extent that there is reasonable certainty that sufficient future taxable income will be available to realise these assets.

Current tax assets and current tax liabilities are offset when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle the asset and the liability on a net basis. Deferred tax assets and deferred tax liabilities are offset when there is a legally enforceable right to set off assets against liabilities representing current tax and where the deferred tax assets and the deferred tax liabilities relate to taxes on income levied by the same governing taxation laws.

i) Leases

(i) Where the Company is the lessee

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating lease. Operating lease payments are recognised as an expense in the statement of profit and loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. However, as the company is constructing a Hotel . Hence till the Hotel is not put use it capitalized. under Capital Work in Progress

(ii) Where the Company is the lessor

Assets representing lease arrangements given under operating leases are included in fixed assets. Lease income is recognised in the statement of profit and loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

Initial direct costs are recognised immediately in the statement of profit and loss.

j) Cash and Cash Equivalents

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management

k) Provisions, Contingent Liabilities and Contingent Assets

Contingent liabilities are disclosed in respect of possible obligations that arise from past events but their existence will be confirmed by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made.
A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation and in respect of which a reliable estimate can be made. Provision is determined based on best estimate required to settle the obligation at the year-end date.
Provisions for warranty-related costs are recognized when the product is sold or service provided. Provision is based on historical experience. The estimate of such warranty-related costs is revised annually.
Contingent assets are not recognised or disclosed in the Standalone financial statements.

l) Impairment of Assets

Assessment is done at each balance sheet date as to whether there is any indication that an asset (tangible and intangible) may be impaired. If any such indication exists, an estimate of the recoverable amount of the asset/cash generating unit is made. Recoverable amount is higher of an asset's or cash generating unit's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. For the purpose of assessing impairment, the recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. The smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit (CGU). An asset or CGU whose carrying value exceeds its recoverable amount is considered impaired and is written down to its recoverable amount. Assessment is also done at each balance sheet date as to whether there is any indication that an impairment loss recognised for an asset in prior accounting periods may no longer exist or may have decreased. An impairment loss is reversed to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined if no impairment loss had previously been recognised.

m) Earnings Per Share

Basic earnings per equity share have been computed by dividing net profit or loss after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per equity share have been computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the year. The weighted average number of equity shares outstanding during the period and for all periods presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares 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 is adjusted for the effects of all dilutive potential equity shares.

n) Investment

Investments that are readily realisable and are intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long term investments. Current investments are carried at cost or fair value, whichever is lower. Long-term investments are carried at cost. However, provision for diminution is made to recognise a decline, other than temporary, in the value of long-term investments, such reduction being determined and made for each investment individually.

o) Borrowing costs

Borrowing costs that are directly attributable to the acquisition / construction of qualifying assets or for long - term project development are capitalised as part of their costs.

Borrowing costs are considered as part of the asset cost when the activities that are necessary to prepare the assets for their intended use are in progress.

Other borrowing costs are recognised as an expense, in the period in which they are incurred.

Rappture Projects Private Limited
CIN No:- U70102MH2010PTC206363
Notes to the financial statements (Continued)

(All amounts in INR lakhs unless otherwise stated)

Note 2 **Share capital**

Particulars	As at March 31, 2026	As at March 31, 2025
Authorised share capital		
Equity shares of Rs 10/- par value		
20,000 (previous year 20,000) equity shares	2.00	2.00
	2.00	**2.00**
Issued, subscribed and fully paid-up share capital		
Equity shares of`Rs 10/- par value		
20,000 (previous year 20,000) equity shares	2.00	2.00
	2.00	**2.00**

(a) **Rights, Preference and restrictions attached to shares:**
The Company has only one class of equity shares of Rs. 10/- each. These shares rank pari passu with each other and in accordance with the Articles of Association of the Company, each equity shareholder is entitled to the same rights as regards voting, dividend and repayment of capital in proportion to his shareholding and there are no restrictions to the rights of shareholders.

(b) **Reconciliation of the number of equity shares and amount outstanding at the beginning and at the end of the year**

Particulars	As At 31st March 2026		As At 31st March 2025	
	No. of Shares	Amount	No. of Shares	Amount
Number of shares at the beginning	20,000	2.00	20,000	2.00
Add: Fresh issue of shares	-	-	-	-
Number of shares at the end	**20,000**	**2.00**	**20,000**	**2.00**

(c) **Names of Shareholders holding more than 5% of Shares**

Particulars	As At 31st March 2026		As At 31st March 2025	
	Number of shares	%age	Number of shares	%age
Equity shares of INR 10/- Each fully paid up				
Karmvirsingh Rajpurohit	250	1.25%	250	1.25%
Karmvir Builders (Partnership Firm represented by Vikramsingh Gangasingh Rajpurohit)	8,200	41.00%	8,200	41.00%
Patel engineering Limited	2,200	11.00%	2,200	11.00%
Hazoor Multi Projects Limited	9,350	46.75%	9,350	46.75%
Total	**20,000**	**100.00%**	**20,000**	**100.00%**

(d) **Details of shareholdings by the Promoter's of the Company**

Particulars	As At 31st March 2026		As At 31st March 2025	
	Number of shares	%age	Number of shares	%age
Equity shares of INR 10/- each, paid up				
Karmvirsingh Rajpurohit	250	1.25%	250	1.25%
Karmvir Builders (Partnership Firm represented by Vikramsingh Gangasingh Rajpurohit)	8,200	41.00%	8,200	41.00%
Patel engineering Limited	2,200	11.00%	2,200	11.00%
Hazoor Multi Projects Limited	9,350	46.75%	9,350	46.75%
Total	**20,000**	**100.00%**	**20,000**	**100.00%**

There is no change in promoters share holding during the year

Note 3 **Reserves and surplus**

Particulars	As at March 31, 2026	As at March 31, 2025
Surplus in Statement of Profit and Loss Statement		
Opening Balance	(91.34)	(92.19)
Add : Net profit for the year	1.15	0.85
Closing Balance	(90.19)	(91.34)
	-	-
Total	**(90.19)**	**(91.34)**

Note 4 **Long Term Borrowings**

Particulars	As at March 31, 2026	As at March 31, 2025
Secured, considered good unless stated otherwise (a)		
Term loan from bank	3,011.05	5,937.15
Total (a)	**3,011.05**	**5,937.15**
Unsecured Loans (b)		
Loan From directors	5,166.09	5,316.09
Loan From holding company	4,859.63	3,659.63
Loan From others	1,500.00	1,000.00
Total (b)	**11,525.71**	**9,975.71**
Total (a)+(b)	**14,536.76**	**15,912.86**

(All amounts in INR lakhs unless otherwise stated)

Borrowings from banks are secured by way of Primary Security:-

First and exclusive charge by way of hypothecation on all present and future Current Assets and Fixed Assets of the Borrower.
First and exclusive charge on all present and future movable and immovable fixed assets of the Borrower.

First and exclusive charge on entire cash flows (sold and unsold receivables) from sale of units/hotel from the project named 'The Skycity' of the Borrower.

First and exclusive charge by way of hypothecation on all present and future Current Assets and Fixed Assets of Hazoor Multi Projects Limited.

Borrowings from banks are secured by way of Collateral Security:-

Leasehold rights of land bearing no. NVC-09 admeasuring 4727.159 sq.mt, CTS No. 1405 of village Marol and CTS No 1 of village Bapnala, S. No 8, Hissa no. 2PT of village Bapnala S. No 8 Hissa no. 1PT and 2PT of village Marol, Mumbai - 400059 leased by the Borrower.

Hotel premises admeasuring 104016.17 sq.ft of Project ' The Skycity' located at CTS No. 1405 of village Marol and CTS No. 1 of village Bapnala, S. No 8, Hissa no 2PT of village Bapnala S. No. 8 Hissa no 1PT and 2PT of village Marol, Mumbai - 400059 owned by Rappture Projects Private Limited (earlier known as Karmvir Intelligent Infra Private Limited).

10 retail unsold units admeasuring 37520.18 sq.ft of Project ' The Skycity' located at CTS No. 1405 of village Marol and CTS No. 1 of village Bapnala, S. No 8, Hissa no 2PT of village Bapnala S. No. 8 Hissa no 1PT and 2PT of village Marol, Mumbai - 400059 owned by Rappture Projects Private Limited (earlier known as Karmvir Intelligent Infra Private Limited).

91 commercial unsold units admeasuring 145506.57 sq.ft of Project ' The Skycity' located at CTS No. 1405 of village Marol and CTS No. 1 of village Bapnala, S. No 8, Hissa no 2PT of village Bapnala S. No. 8 Hissa no 1PT and 2PT of village Marol, Mumbai - 400059 owned by Rappture Projects Private Limited (earlier known as Karmvir Intelligent Infra Private Limited).

Commercial office at 45, 4th floor, C wing, Mittal Tower, ,Madam Cama Road, Nariman Point, Mumbai 400021 admeasuring 1138 sq.ft. owned by Haoor Multi Projects Limited

Commercial office at 52, 5th floor, C wing, Mittal Tower, ,Madam Cama Road, Nariman Point, Mumbai 400021 admeasuring 865 sq.ft. owned by Haoor Multi Projects Limited

Kotak Mahindra Bank Loan: Repayment of loan started from 10th September 2025 and is payable in structured monthly installments up to 10th February 2028. Rate of interest applicable to Kotak Mahindra Bank is equivalent to 3.50% p.a over and above the K-MCLR six months rate. Effective interest rate 11.90% p.a. at March 31, 2026

Unsecured Loans
The unsecured loans are interest-free and repayable on demand.

Note 5 Other Long Term Liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Security deposit	13,822.30	13,822.30
Total	**13,822.30**	**13,822.30**

Note 6 Short-term Borrowings

Particulars	As at March 31, 2026	As at March 31, 2025
Secured Loan		
Current Maturities of long term borrowings	2,926.10	1,562.85
Unsecured, considered good unless stated otherwise		
Loan from Related party*	601.91	601.91
Loan from others*	1,932.62	1,932.62
Total	**5,460.63**	**4,097.39**

* Loan repayable on demand and are Interest free

Note 7 Trade payables

Particulars	As at March 31, 2026	As at March 31, 2025
Trade Payables		
(a) Due to micro and small enterprises	3.61	2.07
(b) Due to other than micro and small enterprises	479.35	-
	482.96	**2.07**

Steps have been taken to identify the suppliers who qualify under the definition of micro and small enterprises, as defined under the Micro, Small and Medium Enterprises Development Act 2006. Since no intimation has been received from the suppliers regarding their status under the said Act as at 31st March 2026, disclosures relating to amounts unpaid as at the year end, if any, have not been furnished. In the opinion of the management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act, is not expected to be material.

Trade Payables ageing schedule: As at 31st March,2026**

	Outstanding for following periods from due date of		
Particulars	**< 1 Year**	**1-2 years**	**Total**
(I) MSME	3.61	-	3.61
(ii) Others	479.35	-	479.35
(iii) Disputed dues- MSME	-	-	-
(iv) Disputed dues - Others	-	-	-
Total	**482.96**	**-**	**482.96**

Trade Payables ageing schedule: As at 31st March,2025**

	Outstanding for following periods from due date of		
Particulars	**< 1 Year**	**1-2 years**	**Total**
(I) MSME	2.07	-	2.07
(ii) Others	-	-	-
(iii) Disputed dues- MSME	-	-	-
(iv) Disputed dues - Others	-	-	-
Total	**2.07**	**-**	**2.07**

****Note:- There are no ageing relating to trade payables which are greater than 2 years**

Rappture Projects Private Limited
CIN No:- U70102MH2010PTC206363
Notes to the financial statements (Continued)

(All amounts in INR lakhs unless otherwise stated)

Note 8 **Other current liabilities**

Particulars	As at March 31, 2026	As at March 31, 2025
Other payables (includes provision for expenses and others)	2,212.17	0.50
Advance received from customers	1,429.70	1,214.70
Statutory dues payable(refer note below)	88.80	22.92
Total	**3,730.67**	**1,238.11**

Note 9 **Capital Work in progress**

Particulars	As at March 31, 2026	As at March 31, 2025
Capital Work in progress	22,609.65	19,083.29
Total	**22,609.65**	**19,083.29**

Particulars	As at March 31, 2026	As at March 31, 2025
Lease rentals	2,961.40	2,533.62
Building materials	0.73	0.73
Contractual payments	9,006.11	6,794.47
Site related expenses	30.86	30.45
Consultancy and professional charges	576.00	544.48
Finance costs	7,183.22	6,336.76
Rate and taxes	2,801.98	2,796.33
Marketing expenses	49.36	46.44
Total	**22,609.65**	**19,083.29**

Ageing of Capital work-in-progress

Particulars	As at March 31, 2026	As at March 31, 2025
Less than 1 year	3,526.36	4,289.88
1-2 years	4,289.88	3,500.93
2-3 years	3,500.93	7,458.97
More than 3 years	11,292.48	3,833.51
Total	**22,609.65**	**19,083.29**

Note 10 **Other Non current assets**

Particulars	As at March 31, 2026	As at March 31, 2025
Fixed deposits with banks	844.58	792.92
Total	**844.58**	**792.92**

Note 11 **Long Term Loans and advances**

Particulars	As at March 31, 2026	As at March 31, 2025
Non Current		
Security deposits for lease land - Mumbai International Airport Pvt Ltd	7,000.00	7,000.00
Deposit with Adani Electricty Mumbai Ltd	0.15	0.15
Total	**7,000.15**	**7,000.15**

Note 12 **Cash and cash equivalents**

Particulars	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents		
Cash on Hand	6.24	6.10
Balance with Banks		
- on current accounts	136.63	26.84
Total	**142.87**	**32.94**

Note 13 **Short-term loans and advances**

Particulars	As at March 31, 2026	As at March 31, 2025
Current		
Advance to vendors	4,874.74	5,906.58
Total	**4,874.74**	**5,906.58**

Note 14 **Other Current Asset**

Particulars	As at March 31, 2026	As at March 31, 2025
Balance with government authorities	1,726.39	1,683.39
TDS receivable	23.50	15.91
Other Advances	332.55	77.77
Prepaid Expenses	390.70	390.44
Total	**2,473.14**	**2,167.50**

(All amounts in INR lakhs unless otherwise stated)

Note 15 **Revenue from operations**

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Revenue from operations		
Contract revenue	-	-

Note 16 **Other Income**

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Income Tax Refund	0.00	-
Interest income on Bank deposits	2.58	2.27
Sundry balances w/off	-	0.32
Total	**2.59**	**2.59**

Note 17 **Finance Cost**

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Interest expenses		
Interest on statutory dues	-	0.33
Total	**-**	**0.33**

Note 18 **Other expenses**

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Audit fees	0.50	0.50
Bank charges	0.34	0.22
Bank Guarantee charges	0.13	-
Travelling and Conveyance Expenses	0.07	0.03
Rates and taxes	0.08	0.61
Miscelleneous expenses	-	0.06
Postage and Courier	0.01	-
General Expense	0.10	-
Software Expenses	0.20	-
Late Fees	0.00	-
Total	**1.43**	**1.41**
Payment to Auditors		
As Auditors:		
Auditor's remuneration	0.50	0.50
Fees for other services	-	-
Total	**0.50**	**0.50**

(All amounts in INR lakhs unless otherwise stated)

Note 19 Related Party Disclosures

In accordance with the required Accounting Standard (AS-18) on related party disclosures where control exist and where transactions have taken place and description of the relationship as identified and certified by management are as follows:

i) List of Related Parties and Relationships:

A **Enterprises over which Key managerial personnel of the Company and their relatives have significant influence:**

Karmvir Skycity LLP	Enterprises directly or indirectly owned / significantly influenced by directors/key management personnel or their relatives.
Hazoor Multi Projects Ltd (Immediate holding company)	Holding Company

B **Key management personnel**

Vikramsingh rajpurohit	Key management personnel
Karmvirsingh rajpurohit	Key management personnel

ii) **Transactions with related parties during the year**

Transactions during the year	Relationship	31st March,2026	31st March,2025
Loan Received			
Hazoor Multi Projects Limited	Holding Company	1,200.00	3,754.63
Loan Repaid			
Karmvirsingh rajpurohit	Key management personnel	150.00	95.00

iii) **Balances at the year end**

Name of Person	Relationship	As at	
		31st March,2026	31st March,2025
Loan Outstanding			
Karamvir Skycity LLP	Enterprises directly or indirectly owned / significantly influenced by directors/key management personnel or their relatives.	601.91	601.91
Hazoor Multi Projects Ltd	Holding Company	4,859.63	3,659.63
Karmvirsingh rajpurohit	Key management personnel	5,166.09	5,316.09
Security Deposit			
Hazoor Multi Projects Ltd	Holding Company	13,822.30	13,822.30

Rappture Projects Private Limited
CIN No:- U70102MH2010PTC206363
Notes to the financial statements (Continued)

(All amounts in INR lakhs unless otherwise stated)

Note 20 Earning per share

Particulars	As at March 31, 2026	As at March 31, 2025
Net Profit/(loss) during the year	1.15	0.85
Weighted average number of equity shares		
Basic (in numbers)	20,000.00	20,000.00
Diluted (in numbers)	20,000.00	20,000.00
Nominal Value of Shares (INR)	10.00	10.00
Basic earning per share (INR)	5.77	4.25
Diluted earnings per share (INR)	5.77	4.25

Note 21 Details of dues to micro and small enterprises as defined under the MSMED Act, 2006

Outstanding to Micro, Small and Medium Enterprise : INR 3.61 Lacs Previous Year : 2.07 Lacs. The identification of suppliers under "Micro, Small and Medium Enterprises Development Act, 2006" was done on the basis of the information to the extent provided by the suppliers to the Company. Total outstanding dues of Micro and Small Enterprises, which were outstanding for more than the stipulated period, are given below:There are no micro and small enterprises, to whom the company owes dues, which are outstanding for more than 45 days as at March 31, 2026 and March 31,2025. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company.

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Principal amount due and remaining unpaid	3.61	2.07
(ii) Interest paid	-	-
(iii) Interest due	-	-
(iv) Interest accrued and due	-	-
(v) Interest due and remaining unpaid	-	-

Note 22 Additional disclosure with respect to amendments to Schedule III

(a) The Company had not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are repayable on demand or without specifying any terms or period of repayment.

(b) The Company was not holding any benami property and no proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(c) The Company had not been declared a wilful defaulter by any bank or financial institution or other lender (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

(d) The Company did not have any transactions with struck off companies under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

(e) The Company did not have any charges or satisfaction which were yet to be registered with ROC beyond the statutory period.

(f) The Company has not traded or invested in Crypto currency or Virtual Currency during year ended 31 March, 2026.

(g) The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) any funds to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(h) The Company has not received any funds from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(i) The Company did not have any transaction which had not been recorded in the books of account that had 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).

(j) 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.

Note 23 Contingent liabilities, Capital and Other commitments

Particulars	As at March 31, 2026	As at March 31, 2025
Contingent liabilities		
Claims not acknowledged as debts by the Company		
Income Tax matters under dispute	5,009.88	5,009.88

In respect of above, it is not practicable for the company to estimate the timings of the cash outflows if any, in respect of the above contingent liabilities pending resolution of the respective proceedings. The company does not expect any reimbursement in respect of the above contingent liabilities.

There are no Capital Commitments as on 31st March, 2026 (Previous year: Nil).

Note 24 Employee benefits

Provident fund

Provisions of the Employees Provident Fund and Miscellaneous Provisions Act, 1952 are not applicable as the number of employees is less than twenty.

Gratuity

The Payment of Gratuity Act, 1972 is not applicable to the Company as the numbers of employees are less than ten.

Rappture Projects Private Limited
CIN No:- U70102MH2010PTC206363
Notes to the financial statements (Continued)

(All amounts in INR lakhs unless otherwise stated)

Note 25 Ratio analysis and Its elements

(a) Ratios

Particulars	% Change	March 31, 2026	March 31, 2025
Current Ratio (in times)	-49.02%	0.77	1.52
Debt - Equity Ratio (in times)	12.54%	(421.40)	(374.46)
Debt Service Coverage Ratio (in times)	NA	#DIV/0!	#DIV/0!
Return on Equity Ratio (%)	7042886.48%	-1.30%	0.00%
Inventory Turnover Ratio (in times)	#DIV/0!	#DIV/0!	#DIV/0!
Trade Receivable Turnover Ratio (in times)	#DIV/0!	#DIV/0!	#DIV/0!
Trade Payable Turnover Ratio (in times)	#DIV/0!	#DIV/0!	-
Net Capital Turnover Ratio (in times)	#DIV/0!	-	-
Net Profit Ratio (%	#DIV/0!	#DIV/0!	#DIV/0!
Return on Capital employed (%)	22.06%	0.00%	0.00%
Return on Investment (%)	37.40%	-1.31%	-0.95%

(b) Reasons for significant variance in above ratio:

Particulars	Reason for Variances
Current Ratio (in times)	This change in ratio resulted from decreases in Trade receivables.
Return on Equity Ratio (%)	This change in ratio resulted from Decrease in earnings
Trade Payable Turnover Ratio (in times)	This change in ratio resulted from Decrease in trade Payables
Net Capital Turnover Ratio (in times)	This change in ratio resulted primarily from increase in Average equity arising on account of increase in earnings
Net Profit Ratio (%	This change in ratio resulted from Decrease in earnings
Return on Capital employed (%)	This change in ratio resulted from Decrease in earnings
Return on Investment (%)	This change in ratio resulted from Decrease in earnings

(c) Elements of ratios:

Particulars	Numerator	Denominator
Current Ratio (in times)	Current Assets	Current Liabilities
Debt - Equity Ratio (in times)	Total Debt	Shareholder's equity
Debt Service Coverage Ratio (in times)	NA	NA
Return on Equity Ratio (%)	Profit for the year	Average Total Equity
Inventory Turnover Ratio (in times)	NA	NA
Trade Receivable Turnover Ratio (in times)	Revenue from operations	Average Trade Receivable
Trade Payable Turnover Ratio (in times)	Total purchases	Average Trade Payable for supplies and services
Net Capital Turnover Ratio (in times)	Revenue from operations	Working Capital (Current Assets Current Liabilities)
Net Profit Ratio (%	Profit for the year	Revenue from operations
Return on Capital employed (%)	Profit before tax + Finance costs	Total Equity + Lease Liabilities+ Deferred Tax Liabilities
Return on Investment (%)	Profit before tax + Finance costs	Average Total Assets

Note 26 Other Notes

a) Section 135 of the Companies Act 2013 relating to Corporate Social Responsibility is not applicable to the Company during the year.

b) The Previous year figures have been regrouped/ reclassified, wherever necessary to confirm to the current period presentation.

For Sudheendra & Company
Chartered Accountants
Firm's Registration No: 140100W

For and on behalf of the Board of Directors of
Rappture Projects Private Limited

Sudheendra Kumar G
Digitally signed by Sudheendra Kumar G
Date: 2026.05.19 19:11:29 +05'30'

Sudheendra Kumar
Partner
Membership No: 200036
UDIN NO.
Place : Mumbai
Date : 19th May,2026

Karmvirsingh Rajpurohit
Director
DIN: 01542026
Place: Mumbai
Date : 19th May,2026

Vikramsingh Rajpurohit
Director
DIN: 00908680
Place: Mumbai
Date : 19th May,2026