



**AJAY KUMAR VIJAYVERGIA AND ASSOCIATES
CHARTERED ACCOUNTANTS**

B-1, FRIENDS ENCLAVE,
D-25, JAGAN PATH,
C-SCHEME, JAIPUR

TEL. NO. 0141-4045152, 4045051

Mail: admin@akvassociates.in

INDEPENDENT AUDITOR'S REPORT

TO

THE MEMBERS OF

DHANUKA AFFORDABLE HOUSING PRIVATE LIMITED

Opinion

We have audited the accompanying financial statements of **DHANUKA AFFORDABLE HOUSING PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2025, Statement of Profit and Loss and Cash Flow Statement for the year ended on that date and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and its loss and its cash flows for the year ended on that date

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.





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Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the board report, but does not include the financial statements and our auditor's report thereon.

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 the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the 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, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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





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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 Standards, 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, if applicable we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- 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





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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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure A statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.





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- (e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) This report does not include matter specified under clause (i) of Section 143(3) of the act, as the same is not applicable to the company vide notification no. 583 (E) dated June 13, 2017;
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses thereon does not arise.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- (h) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts,
- (i) no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (ii) no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (iii) Based on such audit procedures that the auditor has considered reasonable and





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appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), contain any material misstatement.

- (i) No dividend declared or paid during the year by the Company.
- (j) Based on our examination, which included test checks, the company has used accounting software's for maintaining its books of account for the financial year ended March 31, 2025 which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year. Further, during the course of this period (April 2024 to March 2025) we did not come across any instance of the audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, Company is preserving audit trail from April 1, 2023.

For AJAY KUMAR VIJAYVERGIA & ASSOCIATES
CHARTERED ACCOUNTANTS

FRN: 003833C

Place: Jaipur

Dated: 28.05.2025


(MAHERSHI VIJAYVERGIA)

PARTNER

Membership No. : 423718

UDIN: 25423718BMIWPK5014



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Annexure 'A'

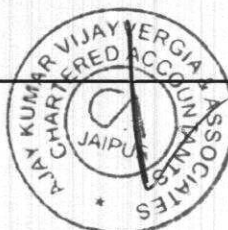
The Annexure referred to in paragraph 1 of Our Report on "Other Legal and Regulatory Requirements".

We report that:

- (i) (a) (A) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment;
- (B) The company is maintaining proper records showing full particulars of intangible assets;
- (b) As explained to us, Property, Plant and Equipment have been physically verified by the management at reasonable intervals; no material discrepancies were noticed on such verification.
- (c) The title deeds of all the immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the company, except the following:-

Description of Property	Gross carrying value	Held in name of	Whether promoter, director or their relative or employee	Period held - indicate range, where appropriate	Reason for not being held in name of company
NIL					

- (d) The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
- (e) As explained to us, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions





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(Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

- (ii) (a) As explained to us, physical verification of inventory has been conducted at reasonable intervals by the management. In our opinion, the coverage and procedure of such verification by the management is appropriate. No discrepancy of 10% or more in the aggregate for each class of inventory were noticed on physical verification of stocks by the management as compared to book records.
- (b) The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets during any point of time of the year. Hence reporting of the same not applicable.
- (iii) (a) During the year the company has not made investments in, nor provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties.
- (b) According to the information and explanations given to us, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prima facie prejudicial to the company's interest;
- (c) There is no stipulation of schedule of repayment of principal and payment of interest and therefore we are unable to comment on the regularity of repayment of principal & payment of interest.
- (d) Since the term of arrangement do not stipulate any repayment schedule we are unable to comment whether the amount is overdue or not.
- (e) No loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties except following:





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Name of Party	Amount renewed or extended	% of total loan	Remark, if any
	Nil		

- (f) The company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment.
- (iv) In respect of loans, investments, guarantees, and security, provisions of section 185 and 186 of the Companies Act, 2013 have been complied with.
- (v) The company has not accepted any deposits or amounts which are deemed to be deposits covered under sections 73 to 76 of the Companies Act, 2013.
- (vi) As per information & explanation given by the management, maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act.
- (vii) (a) According to the records made available to us, company is regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities. According to the information and explanation given to us there were no outstanding statutory dues as on 31st of March, 2025 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 is no statutory dues referred to in sub-clause (a) that have not been deposited on account of any dispute except following : (if applicable) :





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Name of the Statute	Nature of the Dues	Amount (Rs.)	Period to which the amount relates	Forum where Dispute is pending	Remarks, if Any
			Nil		

(viii) According to the information and explanations given by the management, no transactions not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix) (a) In our opinion and according to the information and explanations given by the management, we are of the opinion that the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

Nature of borrowing, including debt securities	Name of lender*	Amount not paid on due date	Whether principal or interest	No. of days delay or unpaid	Remarks, if any
	Nil				

(b) According to the information and explanations given by the management, the company is not declared willful defaulter by any bank or financial institution or other lender;

(c) In our opinion and according to the information and explanations given by the management, the Company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained, except for:





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Nature of the fund raised	Name of the lender	Amount diverted (Rs.)	Purpose for which amount was sanctioned	Purpose for which amount was utilized	Remarks
			Nil		

- (d) In our opinion and according to the information and explanations given by the management, funds raised on short term basis have not been utilized for long term purposes.
- (e) In our opinion and according to the information and explanations given by the management, 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) In our opinion and according to the information and explanations given by the management, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) The company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year.
- (b) The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.
- (xi) (a) According to the information and explanations given by the management, no fraud by the company or any fraud on the company has been noticed or reported during the year;
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government;
- (c) According to the information and explanations given to us by the management, no whistle-blower complaints had been received by the company





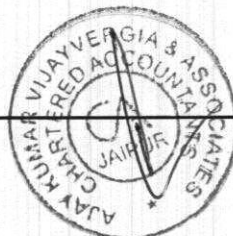
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- (xii) The company is not a Nidhi Company. Therefore, clause xii is not applicable on the company.
- (xiii) According to the information and explanations given to us, all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, where applicable and the details have been disclosed in the financial statements,
- (xiv) (a) In our opinion and based on our examination, the company does not require to have an internal audit system.
- (xv) On the basis of the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with directors or persons connected with him.
- (xvi) (a) In our Opinion and based on our examination, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934).
- (b) In our Opinion and based on our examination, the Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934,
- (c) In our Opinion and based on our examination, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- (d) According to the information and explanations given by the management, the Group does not have any CIC as part of the Group.
- (xvii) Based on our examination, the company has incurred cash losses of Rs.19709.08 in the Current financial year and no cash loss in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (xix) On the information obtained from the management and audit procedures performed and on the basis of the financial ratios, ageing and expected dates of realization of





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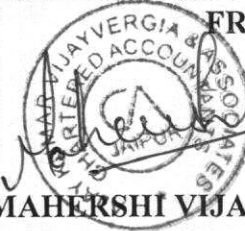
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financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is 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;

- (xx) Based on our examination, the provision of section 135 are not applicable on the company. Hence this clause is not applicable on the company.
- (xxi) The company is not required to prepare Consolidate financial statement hence this clause is not applicable.

**For AJAY KUMAR VIJAYVERGIA & ASSOCIATES
CHARTERED ACCOUNTANTS**

FRN: 003833C



**(MAHERSHI VIJAYVERGIA)
PARTNER**

MEMBERSHIP NO. 423718

DATED: 28.05.2025

PLACE: Jaipur

Dhanuka Affordable Housing Private Limited
(CIN: U45201RJ2010PTC032810)
Balance Sheet as at 31 March 2025

(Rs in '00)

Particulars	Note	31 March 2025	31 March 2024
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	3	100,000	100,000
(b) Reserves and Surplus	4	68,986	69,104
(c) Money Received against Share Warrants		-	-
Total		168,986	169,104
(2) Share application money pending allotment			
		-	-
(3) Non-current liabilities			
(a) Long-term Borrowings		-	-
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long term Liabilities		-	-
(d) Long-term Provisions		-	-
Total		-	-
(4) Current liabilities			
(a) Short-term Borrowings	5	98	98
(b) Trade Payables	6	-	-
- Due to Micro and Small Enterprises		3,569	3,396
- Due to Others		-	-
(c) Other Current Liabilities	7	42,063	42,035
(d) Short-term Provisions	8	120	120
Total		45,850	45,649
Total Equity and Liabilities		214,836	214,753
II. ASSETS			
(1) Non-current assets			
(a) Property, Plant and Equipment and Intangible Assets		-	-
(i) Property, Plant and Equipment		-	-
(ii) Intangible Assets		-	-
(iii) Capital Work-in-progress		-	-
(iv) Intangible Assets under Development		-	-
(b) Non-current Investments		-	-
(c) Deferred Tax Assets (net)	9	849	769
(d) Long-term Loans and Advances		-	-
(e) Other Non-current Assets		-	-
Total		849	769
(2) Current assets			
(a) Current investments		-	-
(b) Inventories	10	159,800	159,800
(c) Trade Receivables		-	-
(d) Cash and Cash Equivalents	11	13	13
(e) Short-term Loans and Advances	12	50,000	50,000
(f) Other Current Assets	13	4,174	4,171
Total		213,987	213,984
Total Assets		214,836	214,753

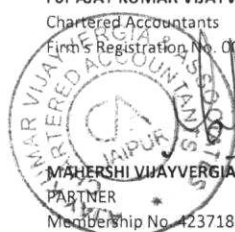
See accompanying notes to the financial statements

As per our report of even date

For **AJAY KUMAR VIJAYVERGIA & ASSOCIATES**

Chartered Accountants

Firm's Registration No. 003833C



Place: JAIPUR

Date: 28 May 2025

For **Dhanuka Affordable Housing Pvt. Ltd.**

YOGESH DHANUKA
DIRECTOR
01437705

Director

For and on behalf of the Board

For **Dhanuka Affordable Housing Pvt. Ltd.**

ADITYA MALPANI
DIRECTOR
06428810

Director

Place: JAIPUR
Date: 28 May 2025

Dhanuka Affordable Housing Private Limited
(CIN: U45201RJ2010PTC032810)
Statement of Profit and loss for the year ended 31 March 2025

(Rs in '00)

Particulars	Note	31 March 2025	31 March 2024
Revenue from Operations		-	-
Other Income	14	-	465
Total Income		-	465
Expenses			
Cost of Material Consumed		-	-
Purchases of Stock in Trade		-	-
Change in Inventories of work in progress and finished goods	15	-	-
Employee Benefit Expenses		-	-
Finance Costs		-	-
Depreciation and Amortization Expenses		-	-
Other Expenses	16	197	285
Total expenses		197	285
Profit/(Loss) before Exceptional and Extraordinary Item and Tax		(197)	180
Exceptional Item		-	-
Profit/(Loss) before Extraordinary Item and Tax		(197)	180
Prior Period Item		-	-
Extraordinary Item		-	-
Profit/(Loss) before Tax		(197)	180
Tax Expenses	17		
- Current Tax		-	-
- Deferred Tax		(79)	101
- Prior Period Taxes		-	-
- Excess/Short Provision Written back/off		-	-
Profit/(Loss) for the Period from Continuing Operations		(118)	79
Profit/(loss) from Discontinuing Operation (before tax)		-	-
Tax Expenses of Discontinuing Operation		-	-
Profit/(loss) from Discontinuing Operation (after tax)		-	-
Profit/(Loss) for the period		(118)	79
Earnings Per Share (Face Value per Share Rs.10 each)			
-Basic	18	(0.01)	0.01
-Diluted	18	(0.01)	0.01

See accompanying notes to the financial statements

As per our report of even date

For **AJAY KUMAR VIJAYVERGIA & ASSOCIATES**

Chartered Accountants

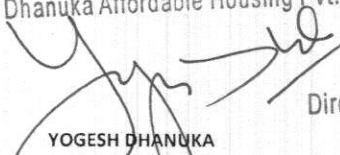
Firm's Registration No. 003833C


MAHESH VIJAYVERGIA
PARTNER
Membership No. 423718

Place: JAIPUR

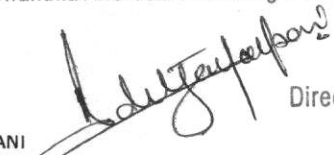
Date: 28 May 2025

For Dhanuka Affordable Housing Pvt. Ltd.


YOGESH DHANUKA
DIRECTOR
01437705

For and on behalf of the Board

For Dhanuka Affordable Housing Pvt. Ltd.


ADITYA MALPANI
DIRECTOR
06428810

Place: JAIPUR

Date: 28 May 2025

Dhanuka Affordable Housing Private Limited
(CIN: U45201RJ2010PTC032810)
Cash Flow Statement for the year ended 31 March 2025

(Rs in '00)

Particulars	Note	31 March 2025	31 March 2024
CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit after tax		(118)	79
Provision for tax		(79)	101
Operating Profit before working capital changes		(197)	180
Adjustment for:			
Other Current Assets		(4)	(18)
Trade Payables		173	(326)
Other Current Liabilities		28	20
Short-term Provisions		-	20
Cash generated from Operations		-	(124)
Net Cash from Operating Activities		-	(124)
CASH FLOW FROM INVESTING ACTIVITIES			
Net Cash (Used in) Investing Activities		-	-
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from Short Term Borrowings		-	8,105
Repayment of Short Term Borrowings		-	(8,007)
Net Cash (Used in) / Generated from Financing Activities		-	98
Net (Decrease) in Cash and Cash Equivalents		-	(26)
Opening Balance of Cash and Cash Equivalents		13	39
Closing Balance of Cash and Cash Equivalents	11	13	13

Note:

The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard 3 (AS-3), "Cash Flow Statements".

See accompanying notes to the financial statements

As per our report of even date

For AJAY KUMAR VIJAYVERGIA & ASSOCIATES

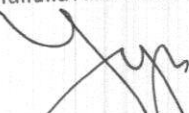
Chartered Accountants

Firm's Registration No. 003833C


MAHESHI VIJAYVERGIA
PARTNER
Membership No. 423718

Place: JAIPUR
Date: 28 May 2025

For Dhanuka Affordable Housing Pvt. Ltd.


YOGESH DHANUKA
DIRECTOR
01437705

Director

For and on behalf of the Board

For Dhanuka Affordable Housing Pvt. Ltd.


ADITYA MALPANI
DIRECTOR
06428810

Director

Place: JAIPUR
Date: 28 May 2025

Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

1 COMPANY INFORMATION

DHANUKA AFFORDABLE HOUSING PRIVATE LIMITED is a Private Limited company domiciled in India and incorporated under the provision of the Companies Act, 1956. The company is engaged in business of infrastructure, development, contractors, sub-contractors, builders, and to lay out, improvement of all kinds of lands, buildings, colonies or apartment's buildings in India

The company is not a small and medium sized company (SMC) as defined in the general instruction in respect of accounting standards notified under the provision of Companies Act, 2013. Accordingly, the company has complied with the accounting standard as applicable.

2 SIGNIFICANT ACCOUNTING POLICIES

a Basis of Preparation

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, as applicable. The financial statements have been prepared under the historical cost convention on accrual basis, except for certain financial instruments which are measured at fair value. Cash Flow Statement is prepared as per Indirect method as prescribed in AS-3. All figures are rounded off in nearest hundred.

b Use of estimates

The preparation of financial statements requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expense during the year. Examples of such estimates include provisions for doubtful receivables, provision for income taxes, the useful lives of depreciable fixed assets and provision for impairment. Future results could differ due to changes in these estimates and the difference between the actual result and the estimates are recognised in the period in which the results are known / materialise.

c Property, Plant and Equipment

Property, Plant and Equipment are stated at cost, less accumulated depreciation / amortisation. Costs include all expenses incurred to bring the asset to its present location and condition.

d Depreciation / amortisation

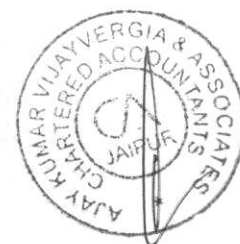
In respect of Property, Plant and Equipment (other than freehold land and capital work-in-progress) acquired during the year, depreciation/amortisation is charged on a straight line basis so as to write-off the cost of the assets over the useful lives. Since there are no items therefore no amortisation done during the reporting period.

e Impairment

At each balance sheet date, the management reviews the carrying amounts of its assets included in each cash generating unit to determine whether there is any indication that those assets were impaired. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment. Recoverable amount is the higher of an asset's net selling price and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the statement of profit and loss.

f Investments

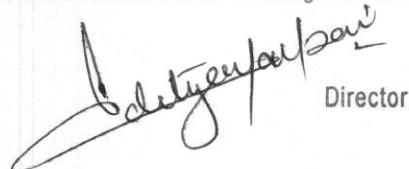
Long-term investments and current maturities of long-term investments are stated at cost, less provision for other than temporary diminution in value. Current investments, except for current maturities of long-term investments, comprising investments in mutual funds, government securities and bonds are stated at the lower of cost and fair value.



For Dhanuka Affordable Housing Pvt. Ltd.


Director

For Dhanuka Affordable Housing Pvt. Ltd.


Director

Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

g Revenue recognition

Revenue from the sale of stocks are recognised as Percentage of completion method. Revenue is reported net of discounts.

Dividend is recorded when the right to receive payment is established. Interest income is recognised on time proportion basis taking into account the amount outstanding and the rate applicable.

h Taxation

Current income tax expense comprises taxes on income from operations in India and in foreign jurisdictions. Income tax payable in India is determined in accordance with the provisions of the Income Tax Act, 1961. Tax expense relating to foreign operations is determined in accordance with tax laws applicable in countries where such operations are domiciled.

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 is likely to reverse 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.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction for relevant tax paying units and where the Company is able to and intends to settle the asset and liability on a net basis.

The Company offsets deferred tax assets and deferred tax liabilities if it has a legally enforceable right and these relate to taxes on income levied by the same governing taxation laws.

i Inventories

Raw materials are carried at the lower of cost and net realisable value. Cost is determined on a weighted average basis. Purchased goods-in-transit are carried at cost. Work-in-progress is carried at the lower of cost and net realisable value. Stores and spare parts are carried at lower of cost and net realisable value. Finished goods produced or purchased by the Company are carried at lower of cost and net realisable value. Cost includes direct material and labour cost and a proportion of manufacturing overheads.

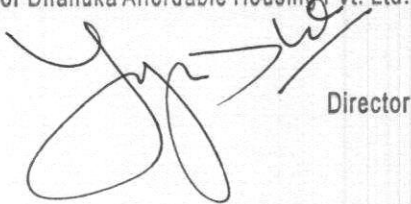
j Provisions, Contingent liabilities and Contingent assets

A provision is recognised when the Company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made. Provisions (excluding retirement benefits and compensated absences) are not discounted to its present value and are determined based on 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. Contingent liabilities are not recognised in the financial statements. A contingent asset is neither recognised nor disclosed in the financial statements.

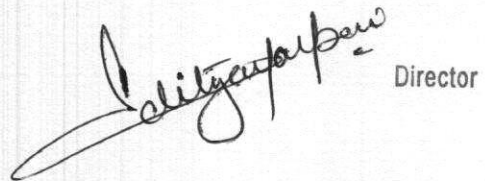
k Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amount of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

For Dhanuka Affordable Housing Pvt. Ltd.


Director

For Dhanuka Affordable Housing Pvt. Ltd.


Director



Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

3 Share Capital

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Authorised Share Capital		
Equity Shares, Rs. 10 par value, 1000000 (Previous Year -1000000) Equity Shares	100,000	100,000
Issued, Subscribed and Fully Paid up Share Capital		
Equity Shares, Rs. 10 par value 1000000 (Previous Year -1000000) Equity Shares paid up	100,000	100,000
Total	100,000	100,000

(i) Reconciliation of number of shares

Particulars	31 March 2025		31 March 2024	
	No. of shares	(Rs in '00)	No. of shares	(Rs in '00)
Opening Balance	1,000,000	100,000	1,000,000	100,000
Issued during the year	-	-	-	-
Deletion during the year	-	-	-	-
Closing balance	1,000,000	100,000	1,000,000	100,000

(ii) Rights, preferences and restrictions attached to shares

Equity Shares: The Company has one class of equity shares. Each shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

(iii) Details of Shares held by shareholders holding more than 5% of the aggregate shares in the company

Equity Shares	31 March 2025		31 March 2024		
	Name of Shareholder	No. of shares	In %	No. of shares	In %
	Dhanuka Realty Limited	999999	99.99%	999999	99.99%

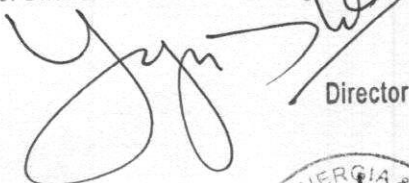
Shares held by Promotors at the end of the year 31 March 2025

Name of Promotor	Class of Shares	No. of Shares	% of total shares	% Change during the year
Dhanuka Realty Limited	Equity	999999	99.99%	0.00%
Yogesh Dhanuka	Equity	1	0.00%	0.00%

Shares held by Promotors at the end of the year 31 March 2024

Name of Promotor	Class of Shares	No. of Shares	% of total shares	% Change during the year
Dhanuka Realty Limited	Equity	999999	99.99%	0.00%
Yogesh Dhanuka	Equity	1	0.00%	0.00%

For Dhanuka Affordable Housing Pvt. Ltd.


Director

For Dhanuka Affordable Housing Pvt. Ltd.


Director



Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

4 Reserves and Surplus

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Statement of Profit and loss		
Balance at the beginning of the year	69,104	69,025
Add: Profit during the year	(118)	79
Balance at the end of the year	68,986	69,104
Total	68,986	69,104

5 Short term borrowings

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Unsecured Loans and advances from related parties	98	98
Total	98	98

Note :- Unsecured loan taken from related parties are interest free in nature and considered as short term borrowing due to repayment in one operating cycle and further at the time of repayment it will be review by board time to time and change as per financial position.

6 Trade payables

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Due to Micro and Small Enterprises	3,569	3,396
Total	3,569	3,396

6.1 Trade Payable aging schedule as at 31 March 2025

(Rs in '00)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	173	139	139	3,118	3,569
Others	-	-	-	-	-
Disputed dues- MSME	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Sub total					3,569
MSME - Undue					-
Others - Undue					-
Total					3,569

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]

Director

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]

Director



Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

6.2 Trade Payable aging schedule as at 31 March 2024

(Rs in '00)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	139	139	118	3,000	3,396
Others	-	-	-	-	-
Disputed dues- MSME	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Sub total					3,396
MSME - Undue					-
Others - Undue					-
Total					3,396

7 Other current liabilities

(Rs in '00)

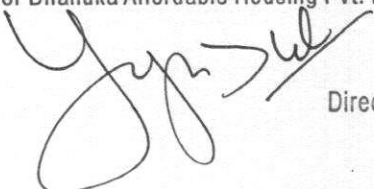
Particulars	31 March 2025	31 March 2024
Other payables		
-Aditya Malpani (Expenses)	57	35
-Advance Against Flat Sales	42,000	42,000
-Yogesh Dhanuka (Expenses)	6	-
Total	42,063	42,035

8 Short term provisions

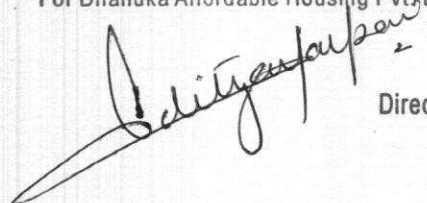
(Rs in '00)

Particulars	31 March 2025	31 March 2024
Others		
-Provision for Audit Fees	120	120
Total	120	120

For Dhanuka Affordable Housing Pvt. Ltd.


Director

For Dhanuka Affordable Housing Pvt. Ltd.


Director



Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

9 Deferred tax assets net

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Deferred Tax Account	849	769
Total	849	769

10 Inventories

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Work-in-progress	26,876	26,876
Finished goods	132,924	132,924
Total	159,800	159,800

11 Cash and cash equivalents

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Cash on hand	11	11
Balances with banks in current accounts -Kotak Mahindra Bank	2	2
Total	13	13

12 Short term loans and advances

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Loans and advances to related parties	50,000	10,900
Others -Advance for Property Purchase	-	39,100
Total	50,000	50,000

13 Other current assets

(Rs in '00)

Particulars	31 March 2025	31 March 2024
GST Input Credit	4,174	4,171
Total	4,174	4,171

14 Other Income

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Others -Misc Accounts Written Off	-	465
Total	-	465

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]
Director

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]
Director



Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

15 Change in Inventories of work in progress and finished goods

(Rs in '00)

Particulars	31 March 2025	31 March 2024
Opening Inventories		
Finished Goods		
Work-in-progress	132,924	132,924
Less: Closing Inventories	26,876	26,876
Finished Goods		
Work-in-progress	132,924	132,924
	26,876	26,876
Total	-	-

16 Other expenses

(Rs in '00)

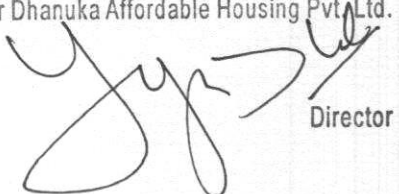
Particulars	31 March 2025	31 March 2024
Auditors' Remuneration		
Consultancy Expenses	151	120
GST input Reversed	-	21
GST Interest & Late Fees A/c	18	-
ROC Expenses	-	103
	28	41
Total	197	285

17 Tax Expenses

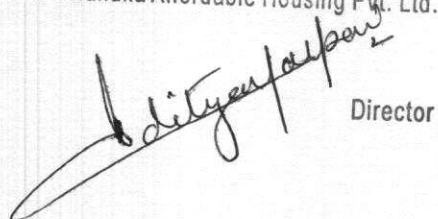
(Rs in '00)

Particulars	31 March 2025	31 March 2024
Deferred Tax	(79)	101
Total	(79)	101

For Dhanuka Affordable Housing Pvt. Ltd.


Director

For Dhanuka Affordable Housing Pvt. Ltd.


Director



Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

18 Earning per share

Particulars	(Rs. In '00)	
	31 March 2025	31 March 2024
Profit attributable to equity shareholders (Rs in '00)	-118	79
Weighted average number of equity shares	10,00,000	10,00,000
Earnings per share basic (Rs)	(0.01)	0.01
Earnings per share diluted (Rs)	(0.01)	0.01
Face value per equity share (Rs)	10	10

19 Auditors' Remuneration

Particulars	(Rs in '00)	
	31 March 2025	31 March 2024
Payments to auditor as		
- Audit Fees	120	120
GST on above	22	22
Total	142	142

20 Contingent Liabilities and Commitments

Particulars	(Rs in '00)	
	31 March 2025	31 March 2024
Guarantee		
- Loan guarantee for Dhanuka Realty Limited	1,80,000	1,80,000
Total	1,80,000	1,80,000

The company has given corporate guarantee to Indian Bank, Jaipur for the purpose of obtaining OD limit taken by Dhanuka Realty Limited amounting to Rs. 180 Lacs on 22.01.2016. OD limit is availed by the company for meeting out expenses for its day to day operations. The company is regular in repayment of dues. The corporate guarantee has been given pursuant to powers provided by members to directors in extra ordinary general meeting held on 06.01.2016 under section 186 of companies act, 2013.

21 Micro and Small Enterprise

Particulars	(Rs in '00)			
	31 March 2025		31 March 2024	
	Principal	Interest	Principal	Interest
Amount Due to Supplier	3,569	-	3,396	-
Principal amount paid beyond appointed date	-	-	-	-
Interest due and payable for the year	-	-	-	-
Interest accrued and remaining unpaid	-	-	-	-

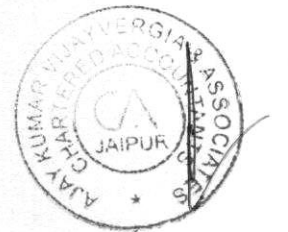
22 Related Party Disclosure

(i) List of Related Parties

Yogesh Dhanuka
Dhanuka Colonizers And Builders Pvt. Ltd.
Triveni Kripa Buildhome Pvt. Ltd.
Sunshine Realmart Pvt. Ltd.
Dhanuka realty Limited
Aditya Malpani

Relationship

Director
Sister Concern
Sister Concern
Sister Concern
Parent Company
Director



For Dhanuka Affordable Housing Pvt. Ltd.

Yogesh Dhanuka
Director

For Dhanuka Affordable Housing Pvt. Ltd.

Aditya Malpani
Director

Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

(ii) Related Party Transactions

(Rs in '00)

Particulars	Relationship	31 March 2025	31 March 2024
Unsecured Loan Taken by company - Yogesh Dhanuka	Director	-	8,105
Unsecured Loan Repayment - Yogesh Dhanuka	Director	-	8,007
- Dhanuka realty Limited	Parent Company	-	-
Loan & Advance - Dhanuka realty Limited	Parent Company	39,100	-

(iii) Related Party Balances

(Rs in '00)

Particulars	Relationship	31 March 2025	31 March 2024

23 Loans and Advances given to Related Parties

(Rs in '00)

Type of Borrower	31 March 2025		31 March 2024	
	Amount outstanding	% of Total	Amount outstanding	% of Total
Related Parties	50000	100.00%	10900	0.22%
Others	0	0.00%	39100	100.00%
Total	50,000	100.00%	50,000	100.22%

24 Struck Off Companies

In the opinion of the management, Company has not undertaken any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

25 Benami Properties

In the opinion of the management Company does not hold any benami property as defined under the "Benami Transactions (Prohibition) Act, 1988 and Rules made there under, No proceedings have been initiated or are pending against the company for holding any Benami property under the "Benami Transactions (Prohibition) Act, 1988 and Rules made there under.

26 Compliance with approved Scheme(s) of Arrangements

The provisions of sections 230 to 237 of The Companies Act 2013, "Scheme of arrangement approved by the Competent Authority' are not applicable on company.

27 Financial Ratios

Refer Annexure 1 attached to the financial statements.

28 Wilful Defaulter

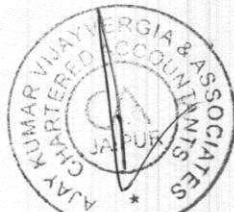
The company does not appear in the list of wilful defaulter by any bank or financial institution or other lender.

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]
Director

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]
Director



Dhanuka Affordable Housing Private Limited

Notes forming part of Financial Statement

29 Regrouping

Figures of the previous year have been reworked, regrouped, rearranged and reclassified wherever necessary, to make them comparable with the current year figures.

For AJAY KUMAR VIJAYVERGIA & ASSOCIATES

Chartered Accountants

Firm's Registration No. 003833C

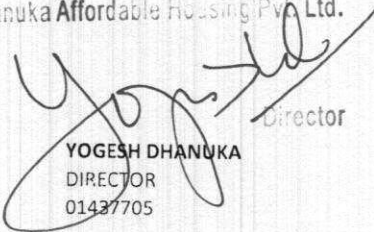
MAHERSHI VIJAYVERGIA
PARTNER *

Membership No. 423718

Place: JAIPUR

Date: 28 May 2025

For Dhanuka Affordable Housing Pvt. Ltd.


Director

YOGESH DHANUKA
DIRECTOR
01437705

For and on behalf of the Board

For Dhanuka Affordable Housing Pvt. Ltd.


Director

ADITYA MALPANI
DIRECTOR
06428810

Place: JAIPUR

Date: 28 May 2025

Annexure 1

Dhanuka Affordable Housing Private Limited
Statement of significant Ratios for the year ended

Particulars	Numerator/Denominator	31 March 2025	31 March 2024	Change in %	Reason for variance
(a) Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$	4.67	4.69	-0.44%	N.A
(b) Debt-Equity Ratio	$\frac{\text{Debts}}{\text{Equity}}$	0.00	0.00	0.00%	N.A
(c) Debt Service Coverage Ratio	$\frac{\text{Earning available for Debt Service}}{\text{Interest + Installments}}$	-	-	0.00%	N.A
(d) Return on Equity Ratio	$\frac{\text{Profit after Tax}}{\text{Net Worth}}$	-0.07%	0.05%	-249.47%	Due to company making loss in current year against profit in previous year
(e) Inventory turnover ratio	$\frac{\text{Total Turnover}}{\text{Average Inventories}}$	-	-	0.00%	N.A
(f) Trade Receivables turnover ratio	$\frac{\text{Total Turnover}}{\text{Average Account Receivable}}$	-	-	0.00%	N.A
(g) Trade payables turnover ratio	$\frac{\text{Total Turnover}}{\text{Average Account Payable}}$	-	-	0.00%	N.A
(h) Net capital turnover ratio	$\frac{\text{Total Turnover}}{\text{Net Working Capital}}$	-	-	0.00%	N.A
(i) Net profit ratio	$\frac{\text{Net Profit}}{\text{Total Turnover}}$	0.00%	0.00%	0.00%	N.A
(j) Return on Capital employed	$\frac{\text{Net Profit}}{\text{Capital Employed}}$	-0.07%	0.05%	-249.47%	Due to company making loss in current year against profit in previous year
(k) Return on investment	$\frac{\text{Net Profit}}{\text{Total Investment}}$	-0.07%	0.05%	-249.47%	Due to company making loss in current year against profit in previous year

Particulars	31 March 2025	31 March 2024
Total Turnover	-	-
Profit after Tax/Net Profit	(118)	79
Current Assets	213,987	213,984
Current Liabilities	45,850	45,649
Debts (Long term Borrowings)	98	98
Equity	168,986	169,104
Net Worth	168,986	169,104
Earning available for Debt Service	(197)	180
Interest + Installments	-	-
Average Inventories	159,800	159,800
Average Account Receivable	-	-
Average Account Payable	3,482	3,559
Net Working Capital	168,137	168,335
Capital Employed	169,084	169,202
Total Investment	169,084	169,202

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]
Director

For Dhanuka Affordable Housing Pvt. Ltd.

[Signature]
Director

