INDEPENDENT AUDITOR'S REPORT

To
The Members of
M/s. ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED

Report on the Audit of the IND AS Financial Statements

Opinion

We have audited the accompanying IND AS Financial Statements of **M/s. ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that day, and notes to the IND AS Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "IND AS Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid IND AS Financial Statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the India Accounting Standards prescribed under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, and its **Loss**, total comprehensive income, changes in equity and its Cash Flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the IND AS Financial Statements in accordance with the Standards on Auditing (SA) specified under Section 143 (10) of the Act. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the IND AS Financial Statements section of our report.

We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the IND AS Financial Statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics.

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

VASUDEV PAI & CO. * CHARTERED ACCOUNTANT * BANGALORE

Management's Responsibilities for the IND AS Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the IND AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the IND AS 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 IND AS Financial Statements.

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

- Identify and assess the risks of material misstatement of the IND AS Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is

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sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial 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 the management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the IND AS Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure, and content of the IND AS Financial Statements, including the disclosures, and whether the IND AS Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the IND AS Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the IND AS Financial Statements may be influenced.

We consider quantitative materiality and qualitative factors in
(i) planning the scope of our audit work and in evaluating the results of our work; and
(ii) to evaluate the effect of any identified misstatements in the IND AS Financial Statements.

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

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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.

Information other than the IND AS Financial Statements and Auditors' Report thereon.

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management discussion and analysis, Board's Report including Annexures to Board's Report, but does not include the IND AS Financial Statements and our auditor's report thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact. We have nothing to report in this regard.

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 in terms of sub-section (11) of Section 143 of the Act, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with books of account.

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(d) In our opinion, the aforesaid IND AS Financial Statements comply with the Indian Accounting Standard specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors as on March 31, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026, from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended, the said provision is not applicable to the Company.

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

i. The Company does not have any pending litigations as at year end which would impact its financial position.

ii. The Company did not have any long-term contracts including derivative contracts as at the yearend for which there were any material foreseeable losses; and

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign 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.

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(b) The management has represented, that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in the aggregate) have been received by the company from any person(s) or entity(ies), including foreign 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.

(c) Based on such audit procedures that have been considered reasonable and 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), as provided under (a) and (b) above, contain any material misstatement.

(v) The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year.

(vi) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended 31.03.2026, which has a feature of recording audit trial (Edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software's. Further, during the course of our audit, we did not come across any instance of the audit trial features being tampered with and trail has been preserved by the company as per statutory requirements for record retention.

For VASUDEV PAI & CO.
Chartered Accountant
Firm Registration No. 004560S

T. Vasudeva Pai.

T VASUDEV PAI
Proprietor
Membership No. 020906

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

Place of Signature : Bangalore
Date of Report : 18.05.2026
UDIN : 26020906BEXYRG6467

ANNEXURE "A"

TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of
M/s. **ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED** of even date

In our Opinion and according to the information and explanations given to us and on the basis of our verification of the records of the Company, we report that.

(i) In respect of the Company's Property, Plant & Equipment, and Intangible Assets:

(a) The Company does not have any Property, Plant & Equipment, & Intangible Assets, hence clauses 3(i)(a), (b) & (d) of the Order are not applicable to the Company.

(c) Based on our examination, registered sale deed/ transfer deed/ conveyance deed provided to us, we report that, title deed of immovable property, disclosed in the IND AS Financial Statements included under Non-Current Investment is held in the name of the Company as at the balance date.

(e) No proceedings have been initiated during the year, or are pending against the company as at March 31, 2026, for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made there under, hence, Clause 3(i)(e) of the Order is not applicable to the Company.

(ii) (a) The Company does not have any inventory, hence reporting under clause 3(ii)(a) of the Order is not applicable.

(b) During any point of time of the year, the company has not availed any working capital limits, from banks or financial institutions on the basis of security of current assets; hence, clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) The company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, hence reporting under clause 3(iii)(a) to (f) of the Order is not applicable.

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

(iv) During the year, the Company has not granted any loans or provided any guarantees or given any security or made any investments to which the provisions of Section 185 and 186 of the Act are applicable. Accordingly, clause 3(iv) of the Order is not applicable.

(v) The Company has neither accepted any deposits from the public, nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the activities of the company and accordingly clause 3(vi) of the order is not applicable.

(vii) In respect of statutory dues:

a. The amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including Income-Tax, Goods and Service Tax and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities.

No undisputed amounts payable in respect of above referred statutory dues were in arrears as at March 31, 2026, for a period of more than six months from the date they became payable.

b. There are no statutory dues as referred in sub clause (a) have not been deposited on account of any dispute.

(viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) The Company has no outstanding dues in the nature of loans or borrowings to any financial institutions or banks or any government or any lender during the year. Accordingly, clause 3(ix) (a) to (f) of the Order is not applicable.

(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. Accordingly, clause 3(x)(a) of the Order is not applicable.

(b) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

VASUDEV PAI & CO. * CHARTERED ACCOUNTANT * BANGALORE

(xi) (a) No material fraud by the company or on the company by its officers or employees has been noticed or reported during the year.

(b) During the course of examination of books and records of the company carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanation given to us, report under sub-section (12) of section 143 of the Companies Act, 2013 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the Order is not applicable to the company.

(c) As represented to us by the management, the company does not have a vigil mechanism and is not required to have a vigil mechanism as per the Companies Act,2013 or SEBI LODR regulations and accordingly reporting under clause 3(xi)(c) of the Order is not applicable.

(xii) The Company is not a Nidhi Company and accordingly, clause 3(xii) of the Order is not applicable.

(xiii) The Related Party transactions entered in to by the Company during the year are in ordinary course of business and on an arm's length basis and in compliance with provisions of Section 188 of the Act. Where applicable, the details of such transactions have been disclosed in the IND AS Financial Statements as required by the applicable accounting standards. Further, the provisions of Section 177 of the Act are not applicable as the Company is not a listed/ such other class of the company as prescribed by the Act.

(xiv) The company is not required to have an internal audit system commensurate with the size and nature of its business, hence, Clause 3(xiv) of the Order is not applicable.

(xv) The Company has not entered into non-cash transactions with directors or persons connected with them. Accordingly, clause 3(xv) of the Order is not applicable.

(xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities.

(c) The Company is not Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, reporting under clause 3(xvi)(c) and (d) of the Order are not applicable.

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANTS

(xvii) The company has incurred cash losses in the current financial year amounting to Rs. 2.80 lakhs but not incurred cash losses in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditor during the year. Accordingly, clause 3(xviii) of the Order is not applicable.

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the IND AS Financial Statements, our 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;

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

(xx) The provisions of Sec.135 of the Companies Act and the Clause 3(xx) of the Order is not applicable to the Company.

(xxi) There is no requirement to the Company to prepare the consolidated IND AS Financial Statements, hence, the Clause 3(xxi) of the Order is not applicable.

For VASUDEV PAI & CO.
Chartered Accountant
Firm Registration No. 004560S

VASUDEV PAI & CO. * BANGALORE * CHARTERED ACCOUNTANT

T VASUDEV PAI
Proprietor
Membership No. 020906

Place of Signature : Bangalore
Date : 18.05.2026
UDIN : 26020906BEXYRG6467

ANNEXURE – B
TO THE INDEPENDENT AUDITOR'S REPORT

(referred to in paragraph 2(f) under 'Report on other Legal and Regulatory Requirements section of our report to the Members of M/s. ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **M/s. ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED** ("the Company"), as of March 31, 2026, in conjunction with our audit of the IND AS Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility:

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

VASUDEV PAI & CO. * CHARTERED ACCOUNTANT * BANGALORE

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement in the IND AS Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of IND AS Financial Statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that –

1. pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company.

2. provide reasonable assurance that transactions are recorded as necessary to permit preparation of IND AS Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of the Management and Directors of the Company; and

3. provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the IND AS Financial Statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

Opinion

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

For VASUDEV PAI & CO.
Chartered Accountant
Firm Registration No. 004560S

T VASUDEV PAI
Proprietor
Membership No. 020906

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

Place of Signature : Bangalore
Date : 18.05.2026
UDIN : 26020906BEXYRG6467

ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED

CIN : U65910MH1986PTC039904

506, VARDHAMAN CHAMBERS, 17/G, CAWASJI PATEL ROAD,FORT, NORIMAN CIRCLE, MUMBAI - 400023

STANDALONE BALANCE SHEET AS AT MARCH 31, 2026

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

Particulars	Note No.	As at March 31, 2026	As at March 31, 2025
ASSETS			
Non-Current Assets			
(a) Investment Property	3	138.01	138.01
(b) Financial Assets			
Other Financial Assets	4	10.00	10.00
(c) Other Non-Current Assets	5	137.38	137.38
(d) Non-Current Tax Assets	6C	10.37	10.37
Total Non - Current Assets		**295.76**	**295.76**
Current Assets			
(a) Financial Assets			
(i) Trade Receivables	7	1.40	-
(ii) Cash and Cash Equivalents	8	0.84	5.84
(iii) Other Financial Asset	9	-	0.01
(b) Current Tax Assets	6C	1.86	1.83
(c) Other Current Assets	10	-	0.14
Total Current Assets		**4.10**	**7.82**
Total Assets		**299.86**	**303.58**
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share Capital	11	100.00	100.00
(b) Other Equity	12	180.11	184.84
Total Equity		**280.11**	**284.84**
LIABILITIES			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Other Financial Liabilities	13	0.20	0.20
Total Non Current Liabilities		**0.20**	**0.20**
Current Liabilities			
(a) Other Current Liabilities	14	19.05	18.04
(b) Provisions	15	0.50	0.50
Total Current Liabilities		**19.55**	**18.54**
Total Equity and Liabilities		**299.86**	**303.58**

Summary of significant accounting policies 1 & 2

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

As per our report of even date attached

For VASUDEV PAI & CO.
Chartered Accountants
Firm Regn No: 004560S

J. Vasudeva Pai

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

T VASUDEV PAI
PROPRIETOR
M No: 020906
UDIN No. 26020906BEXYRG6467
Place: Bangalore
Date : 18.05.2026

For and on behalf of the Board of Directors of
ELDORADO INVESTMENTS COMPANY PVT LTD

GEV FRAMROZE ENGINEER
DIRECTOR
06861913

YAZDIN JIMMY MISTRY
DIRECTOR
07897995

ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED

CIN : U65910MH1986PTC039904

506, VARDHAMAN CHAMBERS, 17/G, CAWASJI PATEL ROAD,FORT, NORIMAN CIRCLE, MUMBAI - 400023

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

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

Particulars	Note No.	Year ended March 31, 2026	Year ended March 31, 2025
INCOME			
Other Income	16	18.74	18.71
Total Revenue		**18.74**	**18.71**
EXPENSES			
Employee Benefit	17	1.47	1.94
Financial Cost	18	0.03	0.00
Other Expenses	19	20.04	13.31
Total Expenses		**21.54**	**15.25**
Profit/ (Loss) Before Tax & Exceptional Items		**(2.80)**	**3.46**
Exceptional Items		-	-
Profit Before Tax		**(2.80)**	**3.46**
Tax Expense			
Current Tax		-	-
Income Tax of the Earlier Years		(1.93)	
		(1.93)	-
Profit for the Year		**(4.73)**	**3.46**
Other Comprehensive Income			
Total Other Comprehensive Income		-	-
Total Comprehensive Income for the Year		**(4.73)**	**3.46**
Earnings per Equity Share (Rs.):	20		
(1) Basic		(0.47)	0.35
(2) Diluted		(0.47)	0.35

Summary of significant accounting policies 1 & 2

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

As per our report of even date attached

For VASUDEV PAI & CO.

Chartered Accountants

Firm Regn No: 004560S

J. Vasudeva Pai

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

T VASUDEV PAI

PROPRIETOR

M No: 020906

UDIN No. 26020906BEXYRG6467

Place: Bangalore

Date : 18.05.2026

For and on behalf of the Board of Directors of

ELDORADO INVESTMENTS COMPANY PVT LTD

GEV FRAMROZE ENGINEER

DIRECTOR

06861913

YAZDIN JIMMY MISTRY

DIRECTOR

07897995

ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED

CIN : U65910MH1986PTC039904

506, VARDHAMAN CHAMBERS, 17/G, CAWASJI PATEL ROAD,FORT, NORIMAN CIRCLE, MUMBAI - 400023

STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2026

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
A. Cash Flows from Operating Activities		
Net Profit /(Loss) before Tax	(2.80)	3.46
Adjustments for:		
Interest Income from Deposit	(0.04)	(0.13)
Operating Loss before changes in Working Capital	(2.84)	3.33
Decrease / (Increase):		
Current Tax Assets	(0.02)	(1.83)
Other Current Financial Asset	0.01	0.03
Trade Receivables	(1.40)	-
Other Current Asset	0.14	(0.14)
Other Current Liabilities	1.01	17.89
Provisions - Current	-	0.10
Net Cash generated from Operations	**(0.26)**	**16.05**
Cash Flows Generated from Operating Activities	**(3.10)**	**19.38**
Income Tax Paid	(1.93)	-
Net Cash Flow from Operating Activities (A)	**(5.03)**	**19.38**
B. Cash flows from Investing Activities		
Interest Received	0.04	0.13
Net Cash Flow from / (used in) Investing Activities (B)	**0.04**	**0.13**
C. Cash Flows from Financing Activities		
Increase/(Decrease) in Borrowings	-	(18.04)
Net Cash Flow from / (used in) Financing Activities (C)	**-**	**(18.04)**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Net Increase / Decrease in Cash and Cash Equivalents (A+B+C)	(4.98)	1.47
Cash and Cash Equivalents at the Beginning of the Year	5.84	4.37
Cash and Cash Equivalents at the End of the Year	0.85	5.84
Components of Cash & Cash Equivalents		
Cash on Hand	0.68	0.18
Balances with Scheduled Banks:		
- In Current Accounts	0.16	4.63
- In Bank Deposits	-	1.03
Cash and Cash Equivalents as per the Balance Sheet	0.84	5.84

Notes :

1. All figures in bracket are outflow.

2. Direct taxes paid are treated as arising from operating activities and are not bifurcated between investing and financing activities.

3. The cash flow statement has been prepared under Indirect Method as per Ind AS 7 "Statement of Cash Flows" as under Section 133 of Companies Act, 2013.

The accompanying notes form an integral part of the financial statements.
As per our report of even date attached

For VASUDEV PAI & CO.
Chartered Accountant
Firm Regn No: 004560S

J. Vasudeva Pai.

T VASUDEV PAI
PROPRIETOR
M No: 020906
UDIN No. 26020906BEXYRG6467
Place: Bangalore
Date : 18.05.2026

VASUDEV PAI & CO. * BANGALORE * CHARTERED ACCOUNTANT

For and on behalf of the Board of Directors of
ELDORADO INVESTMENTS COMPANY PVT LTD

GEV FRAMROZE ENGINEER
DIRECTOR
06861913

YAZDIN JIMMY MISTRY
DIRECTOR
07897995

ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED

CIN : U65910MH1986PTC039904

506, VARDHAMAN CHAMBERS, 17/G, CAWASJI PATEL ROAD,FORT, NORIMAN CIRCLE, MUMBAI - 400023

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

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

a. Equity Share Capital

Particulars	Equity Share Capital
Equity Share of INR 10 each Issued, Subscribed and Fully Paid	
Balance as on 1st April 2024	100.00
Changes in Share Capital during the year	
Balance as at 31 March 2025	100.00
Changes in Share Capital during the year	
Balance as at 31 March 2026	100.00

b. Other Equity

Particulars	General Reserve	Retained Earnings	Other Compransive Income	Total
Balance as on 1 April 2024	97.88	83.50	-	181.38
Changes in accounting policy or prior period errors		-		-
Profit for the year		3.46	-	3.46
Other comprehensive Income (net of tax)		-	-	-
Balance as on 31 March 2025	97.88	86.96	-	184.84
Changes in accounting policy or prior period errors				
Profit/ (Loss) for the year		(4.73)	-	(4.73)
Other comprehensive Income (net of tax)				
Balance as on 31 March 2026	97.88	82.22	-	180.11

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

As per our report of even date attached

For VASUDEV PAI & CO.

Chartered Accountants

Firm Regn No: 004560S

J. Vasudeva Pai.

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

T VASUDEV PAI

PROPRIETOR

M No: 020906

UDIN No. 26020906BEXYRG6467

Place: Bangalore

Date : 18.05.2026

For and on behalf of the Board of Directors of

ELDORADO INVESTMENTS COMPANY PVT LTD

GEV FRAMROZE ENGINEE — DIRECTOR — 06861913

YAZDIN JIMMY MISTRY — DIRECTOR — 07897995

ELDORADO INVESTMENTS COMPANY PRIVATE LIMITED

CIN : U65910MH1986PTC039904

506, VARDHAMAN CHAMBERS, 17/G, CAWASJI PATEL ROAD,FORT, NORIMAN CIRCLE, MUMBAI - 400023

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Accounting Policies

1 Corporate Information

Eldorado Investments Company Private Limited was incorporated as a private limited company under the Companies Act. The Company is a subsidiary of Maha Rashtra Apex Corporation Limited and is engaged in the business in diverse areas such as dealing in Investments, real estate and other related services etc.

2 Significant Accounting Policies

2.1 Statement of compliance

These standalone financial statements ('the financial statement') have been prepared in accordance with Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India.

2.2 Basis of Preparation and Presentation

These standalone financial statements are prepared in accordance with Indian Accounting Standard 34 (Ind AS 34), under the historical cost convention on the accrual basus except for certain financial instruments which are measured at fair values. Further deferred benefit plans and plan assets are measured at fair value at the end of the each reporting period as explained in the accounting policies below:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. The fair value measurement is based on the presumption that the transactions to sell the asset or transfer the liability takes place either in the principle market for the asset or liability, or in the absence of principle market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Company. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability and the assumptions the market participants would consider when pricing the asset or liability at the measurement date, assuming that market participants act in their best economic interest. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minising the use of unobservable inputs. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except for measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

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

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

Level 3 inputs are unobservable inputs for the asset or liability.

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Accounting Policies

1 Corporate Information

2.3 Use of Estimates and Judgement

In preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS, management of the Company has made estimates, judgements and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income, expenses and disclosures relating to contingent liabilities as at the date of the financial statements. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively, judgements are made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements. Assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment are reviewed on an ongoing basis.

Key source of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year in respect of percentage of completion of contracts and recognition of probable loss, useful lives of property, plant and equipment, provision for income tax and valuation of deferred tax assets/ liabilities, provision for warranty and other provisions and contingent liabilities.

Useful lives of Property, Plant and Equipment

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense prospectively.

Provisions and Contingent Liabilities

A provision is recognized when the Company has a present obligation arising out of past events and it is probable that an outflow of economic resources would be required to settle the obligation and in respect of which a 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 estimates required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date adjusted to reflect the current best estimates. Contingent liabilities are not recognized in the financial statements but are disclosed appropriately. A contingent asset is neither recognised nor disclosed in the financial statements.

2.4 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliable measured, regardless of when in the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined tons of payment and excluding taxes or duties collected on behalf of Govt. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

Other income

Rental income- Revenue from rental is recognised on pro-rata basis over the period of the contract.

Interest income- Interest Income is recognised and accounted on the basis of the efffective Interest rate method.

Dividend Income- Dividend income is accounted for when the right to receive is established.

2.5 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax. Current and deferred tax are recognised in the statement of profit and loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from ' Profit before tax ' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years (Temporary Differences) and items that are never taxable or deductible (Permanent Differences). The company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities.

Notes forming part of the standalone financial statements for the year ended March 31, 2026

Accounting Policies

1 Corporate Information

Deffered tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets include Minimum Alternate Tax ("MAT") paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set-off against future tax liability. Accordingly, MAT is recognised as deferred tax asset in the Balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realized.

2.6 Property, Plant and Equipment

Property, plant and equipment are stated at costs less accumulated depreciation (other than freehold land) and impairment loss, if anv.

The cost includes purchase price net of any trade discounts and rebates, any import duties and other taxes (other than those subsequently recoverable from the tax authorities), any directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use. Subsequent expenditure on fixed assets after its purchase / completion is capitalized only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Lease rentals and premium for lease hold are amortized over the primary lease period.

Depreciation is provided for property, plant and equipment on the straight-line method over the estimated useful life from the date the assets are ready for intended use. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sale proceeds and the carrying amount of the asset and is recognised in profit or loss.

2.7 Intangible assets

Intangible assets purchased are measured at cost as of the date of acquisition, as applicable, less accumulated amortization and accumulated impairment, if any.

Intangible assets are amortized on a straight line basis over their estimated useful lives from the date that they are available for use.

1 Corporate Information

The estimated useful lives of the intangible assets and the amortization period are reviewed at the end of each financial year and the amortization period is revised to reflect the changed pattern, if any.

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gain or loss arising from Derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised/disposed.

2.8 Impairment

Financial assets (other than a fair value)

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and/ or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

Non-financial assets

Property, plant and equipment and intangible assets with finite life are evaluated for recoverability whenever there is any indication that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount (i.e. higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the cash generating unit (CGU) to which the asset belongs. If the recoverable amount of an asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognised in the statement of profit and loss.

2.9 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2.10 Financial Instruments

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through statement of profit and loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

A) Financial Assets

Cash and Cash Equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

Notes forming part of the standalone financial statements for the year ended March 31, 2026
Accounting Policies

1 Corporate Information

Financial Assets at Amortized Cost
Financial assets are subsequently measured at amortized cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at Fair Value Through Other Comprehensive Income (FVTOCI)
Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset gives rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at Fair Value Through Profit and Loss (FVTPL)
Financial assets are measured at fair value through profit and loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit and loss are immediately recognized in statement of profit and loss.

B) Financial Liabilities and Equity
Financial Liabilities at Amortized Cost
Financial liabilities are measured at amortized cost using effective interest method.

Equity Instruments
An equity instrument is contract that evidences residual interest in the assets of the company after deducting all of its liabilities. Equity instruments recognised by the Company are recognised at the proceeds received net off direct issue cost.

2.11 Earnings Per Share (EPS)
Basic earnings per share is computed by dividing the profit / (loss) after tax (including the post-tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the period.

Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post-tax effect of extraordinary items, if any) as adjusted for dividend, interest and other charges to expense or income relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.

Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. The dilutive potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value (i.e. average market value of the outstanding shares). Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for share splits / reverse share splits and bonus shares, as appropriate.

Notes forming part of the Standalone Financial Statements

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

3 Investment Property

Particulars	As at March 31, 2026	As at March 31, 2025
Gross Carrying Value		
Opening Balance	138.01	138.01
Additions	-	-
Disposals	-	-
Net Carrying Value	138.01	138.01

4 Other Financial Assets

Particulars	As at March 31, 2026	As at March 31, 2025
A. Non - Current		
a) Security Deposit	10.00	10.00
b) Trade Receivables		
Considered Good - Unsecured	-	-
which have significant increase in Credit Risk	10.70	10.70
	20.70	20.70
Less: Allowance for bad and doubtful Trade Receivables	(10.70)	(10.70)
TOTAL	**10.00**	**10.00**

Other Non-Current Assets

Particulars	As at March 31, 2026	As at March 31, 2025
Non-Current		
a) Advance for Purchase of Property	135.00	135.00
b) Electricity Deposit	2.38	2.38
TOTAL	**137.38**	**137.38**

6 Income Tax Assets

A) Components of Income Tax Expense

Tax expense recognised in the statement of profit and loss

Particulars	As at March 31, 2026	As at March 31, 2025
Current Tax:		
Current Tax on profit for the year	-	-
Income Tax of Earlier Year	-	-
MAT Credit Reversal	-	-
TOTAL	**-**	**-**

B)Reconciliation of Effective Tax Rate

The reconciliation between statutory income tax rate applicable to the company and the effective income tax rate of the company is as follows

Particulars	As at March 31, 2026	As at March 31, 2025
Statutory income tax rate		
Taxable Income-MAT	-	3.46
Taxable Income	(8.38)	(1.93)
Statutory income tax rate	25%	25%
Permanent Disallownace	-	-
Non taxable expenses	-	-
Other Adjustments	-	-
-Earlier years taxes	-	-
-MAT Credit Reversal	-	-
Tax on statutory tax rate	-	-

The company has adopted the Tax computation U/s.115BAA from the financial year 2024-25.

C) Tax Assets and Liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Non-Current		
MAT Credit	10.37	10.37
TOTAL	**10.37**	**10.37**
Current		
Advance Tax and TDS	1.86	1.83
TOTAL	**1.86**	**1.83**

Notes forming part of the Standalone Financial Statements

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

7 Current Financial Assets - Trade Receivables

Particulars	As at March 31, 2026	As at March 31, 2025
Trade Receivables outstanding for a period of less than 6 months (a) Considered Good - Unsecured	1.40	-
TOTAL	**1.40**	**-**

8 Cash and Cash Equivalents

Particulars	As at March 31, 2026	As at March 31, 2025
Cash and Cash Equivalents		
(a) Balances with Banks		
In Current Account	0.16	4.63
In Cash in hand	0.68	0.18
Bank Deposits with less than 12 months maturity	-	1.03
TOTAL	**0.84**	**5.84**

9 Other Financial Asset

Particulars	As at March 31, 2026	As at March 31, 2025
Interest Accrued but not due	-	0.01
TOTAL	**-**	**0.01**

10 Other Current Assets

Particulars	As at March 31, 2026	As at March 31, 2025
Other Receivables	-	0.14
TOTAL	**-**	**0.14**

Notes forming part of the Standalone Financial Statements
(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

11 Equity Share Capital

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of shares	Value in ₹	No. of shares	Value in ₹
Authorised:				
Equity Shares of ₹ 10/- each with Voting Rights	10,00,000	100.00	10,00,000	100.00
Redeemable Cumulative Preference Shares of Rs. 10/- each	30,50,000	305.00	30,50,000	305.00
	40,50,000	405.00	40,50,000	405.00
Issued, Subscribed and Fully Paid:				
Equity Shares of ₹ 10/- each with Voting Rights	10,00,000	100.00	10,00,000	100.00

(i) Reconciliation of the number of Shares Outstanding at the Beginning and at the end of the Year.

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of shares	Value in ₹	No. of shares	Value in ₹
Equity Shares				
At the Beginning of the Year	10,00,000	100.00	10,00,000	100.00
Fully paid Shares Allotted During the Year	-	-	-	-
Outstanding at the end of the year	**10,00,000**	**100.00**	**10,00,000**	**100.00**

(ii) Terms/Rights attached to Equity Shares

Each holder of the equity share, as reflected in the records of the Company, is entitled to one vote in respect of each share held for all matters submitted to vote in the shareholders meeting.
The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the Annual General Meeting.
In the event of liquidation of the company, the holders of equity will be entitled to the remaining assets of the company, after distribution to all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(iii) Details of Shares held by the Holding Company, the Ultimate Holding Company, Subsidiaries and Associates

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of shares held	% holding in that class of shares	No. of shares held	% holding in that class of shares
Holding Company				
Maha Rashtra Apex Corporation Ltd				
Equity Shares of ₹10/- each with Voting Rights	8,10,000	81	8,10,000	81

(iv) Details of Shares held by each Share Holder Holding more than 5% shares:

Class of Shares / Name of Shareholder	As at March 31, 2026		As at March 31, 2025	
	No. of shares held	% holding in that class of shares	No. of shares held	% holding in that class of shares
Equity Shares of ₹10/- each with Voting Rights				
Maha Rashtra Apex Corporation Ltd	8,10,000	81	8,10,000	81
Manipal Crimson Estate & Properties Pvt Ltd	1,90,000	19	1,90,000	19

(v) Shareholding of Promoters:

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of shares held	% holding in that class of shares	No. of shares held	% holding in that class of shares
Equity Shares of ₹10/- each with Voting Rights				
Maha Rashtra Apex Corporation Ltd	8,10,000	81	8,10,000	81
Manipal Crimson Estate & Properties Pvt Ltd	1,90,000	19	1,90,000	19

Notes forming part of the Standalone Financial Statements

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

12 Other Equity

Particulars	As at March 31, 2026	As at March 31, 2025
General Reserve		
Balance at the beginning of the year	97.88	97.88
Increase/(decrease) during the year	-	-
Closing balance	**97.88**	**97.88**
Retained Earnings		
Balance at the beginning of the year	86.96	83.50
Add: Transfer from the Statement of Profit & Loss	(4.73)	3.46
Closing balance	**82.22**	**86.96**
TOTAL	**180.11**	**184.84**

13 Other Financial Liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
- Non-Current Other Financial Liabilities Measured at Amortised Cost 200 13.5% Redeemable Cumulative Preference shares of Rs. 10/- each	0.20	0.20
TOTAL	**0.20**	**0.20**

14 Other Current Liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Security Deposit - Vardhaman Chambers	19.05	18.04
TOTAL	**19.05**	**18.04**

15 Provisions

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for Expenses	0.50	0.50
TOTAL	**0.50**	**0.50**

Notes forming part of the Standalone Financial Statements
(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

16 Other Income

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
(a) Other Non Operating Income		
Interest On Bank Deposits	0.04	0.13
Rent Received	18.60	18.07
Int on IT Refund	0.10	0.51
TOTAL	**18.74**	**18.71**

17 EMPLOYEE BENEFITS EXPENSES

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Salaries Paid	1.47	1.94
TOTAL	**1.47**	**1.94**

18 Financial Costs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Bank Charges	0.03	0.00
TOTAL	**0.03**	**0.00**

19 Other Expenses

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Office Expenses	3.35	1.55
GST Paid	0.29	0.27
Payment to Auditor		
- As Auditor	0.50	0.50
- For Tax Matters	0.35	0.30
- For Other Matters	0.75	0.75
- For Out of Pocket Expenses	-	0.04
Legal & Professional Charges Paid	0.02	0.09
Maintenance Charges Paid	1.44	0.88
Entertainment Expenses	5.13	3.31
Printing & Stationery	3.20	2.89
Electricity Charges Paid	1.51	0.93
Communication Expenses	0.68	0.40
Conveyance Charges	2.40	1.23
Water Expenses	0.42	0.17
Total Other Expenses	**20.04**	**13.31**

20 Earnings per share

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Profit after Tax (Amount in ₹)	(4,73,452)	3,46,131
Weighted average number of Equity shares outstanding -Basic	10,00,000	10,00,000
Weighted average number of Equity shares outstanding- Diluted	10,00,000	10,00,000
Earnings per share – Basic (₹)	(0.47)	0.35
Earnings per share – Diluted (₹)	(0.47)	0.35
Face Value of Equity Shares (₹)	10/-	10/-

21 Related Party Disclosures

a. Related Parties with Relationships :

Relationship	Enterprises owned, controlled or significantly influenced by key management personnel or their relatives
Key Management Personnel	a) Sri Guv Framroze Engineer b) Sri YAZDIN JIMMY MISTRY
Holding Company	a) Maha Rashtra Apex Corporation Ltd
Company with Common Directorship	a) Manipal Crimson Estates & Properties Pvt Ltd

b. Related Party Transactions :

Particulars	Key Management personnel and their Relatives		Holding Company		Common Directorship	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025	31.03.2026	31.03.2025
Transactions during the year:						
Rent Received						
Manipal Crimson Estates & Properties Pvt Ltd	-	-	-	-	-	0.12

1. Related Party relationships are as identified by the Company on the basis of the information available.

2. No amount has been written off or written back during the year in respect of debts due from or to related party.

22 Financial Instruments

A) Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Company monitors the return on capital. The Company's objective when managing capital is to maintain an optimal structure so as to maximize shareholder value.

Particulars	As at	
	31-Mar-26	31-Mar-25
Total equity attributable to the equity shareholders of the company	280.11	284.84
As a percentage of total capital	100%	100%
Current borrowings	-	-
Non-Current Borrowings	-	-
Total borrowings	-	-
As a percentage of total capital	0%	0%
Total Capital	280.11	284.84

The Company is predominantly equity financed which is evident from the capital structure table.

Notes forming part of the Standalone Financial Statements
(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

B) Categories of Financial Instruments

The carrying amounts and fair values of the financial instruments by class are as follows:

Particulars	Carrying amount		Fair value	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
Financial Assets				
a) Measured at Amortised Cost				
Non-Current Assets				
- Other Financial Assets	10.00	10.00	10.00	10.00
Current Assets				
- Trade Receivable	1.40	-	1.40	-
- Cash and Cash Equivalents	0.84	5.84	0.84	5.84
- Other Financial Assets	-	0.01	-	0.01
Total	**12.24**	**15.85**	**12.24**	**15.85**
Financial Liabilities				
a) Measured at Amortised Cost				
Non-Current Liabilities				
- Other Financial Liabilities	0.20	0.20	0.20	0.20
Total	**0.20**	**0.20**	**0.20**	**0.20**

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

1. The Company has disclosed financial instruments such as comprise of cash and cash equivalents at carrying value because their carrying are a reasonable approximation of the fair values due to their short term nature.

2. Financial instruments with fixed interest rates are evaluated by the Company based on parameters such as interest rates and individual credit worthiness of the counter party. Based on this evaluation, allowances are taken to the account for the expected losses of these receivables.

C) Financial Risk Management

The Company's principal financial liabilities, comprise of other financial liabilities.

The Company's principal financial assets include Trade Receivable, cash and cash equivalents and other financial assets that are derived directly from its operations.

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company is exposed to market risk, credit risk and liquidity risk.

The Company's senior management oversees the management of these risks. The senior professionals working to manage the financial risks and the appropriate financial risk governance framework for the Company are accountable to the Board of Directors.

This process provides assurance to Company's senior management that the Company's financial risk-taking activities are governed by appropriate policies and procedures and that financial risk are identified, measured and managed in accordance with Company policies and Company risk objective.

The management reviews and agrees policies for managing each of these risks which are summarized as below:

(a) Market Risk:

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprises three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk. The sensitivity analyses in the following sections relate to the position as at March 31, 2026. The analyses exclude the impact of movements in market variables on; the non-financial assets and liabilities. The sensitivity of the relevant Profit and Loss item is the effect of the assumed changes in the respective market risks. This is based on the financial assets and financial liabilities held as of March 31, 2026.

ii) Interest Rate Risk

Interest rate is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. However the Company's financial liabilities are not exposed to risk of fluctuation in market interest rates and do not change for any market fluctuation.

Interest rate risk management

Interest rate risk arises from borrowings. Debt issued at variable rates exposes the company to cash flow risk. Debt issued at fixed rate exposes the company to fair value risk.

Interest rate sensitivity analysis

The Company does not have financial instrument affected by interest rate changes.

(b) Credit Risk :

Credit Risk is the risk that the counter party will not meet its obligation under a financial instrument, leading to a financial loss. The Company is exposed to credit risk from its operating activities .

i) Receivables

Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive credit rating review and individual credit limits are defined in accordance with this assessment. The Company regularly monitors its outstanding customer receivables.

An impairment analysis is performed at each reporting date on receivables by lifetime expected credit loss method based on provision matrix. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets. The Company does not hold collateral as security. The Company evaluates the concentration of risk with respect to receivables as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

ii) Financial instruments and cash & bank deposits

Credit risk from balances with banks and financial institutions is managed by the Company's finance department in accordance with the Company's policy. Investments of surplus funds are made in bank deposits. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through counter party's potential failure to make payments.

The Company's maximum exposure to credit risk for the components of the balance sheet at March 31, 2026 is the carrying amounts which are given below.

Particulars	As at March 31, 2026	As at March 31, 2025
Financial Assets		
Non-Current Assets		
- Other Financial Assets	10.00	10.00
Current Assets		
- Trade Receivable	1.40	-
- Cash and Cash Equivalents	0.84	5.84
- Other Financial Assets	-	0.01
Total	**12.24**	**15.85**

Balances with banks is subject to low credit risks due to good credit ratings assigned to these banks.

(c) Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at reasonable price. The Company's objective is to at all times maintain optimum levels of liquidity to meet its cash and liquidity requirements. The Company closely monitors its liquidity position and deploys a robust cash management system. It maintains adequate source of financing through the use of short term bank deposits and short term investments. Processes and policies related to such risks are overseen by senior management. Management monitors the Company's liquidity position through rolling forecasts on the basis of expected cash flows.

Notes forming part of the Standalone Financial Statements

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

Maturity Profile of Financial Liabilities

(All amounts in Indian Rupees in Lakhs, except as otherwise stated)

The table below provides the details regarding the remaining contractual maturities of financial liabilities at the reporting date:

Particulars	Carrying Value	Less than 1 year	1 to 5 years
As at March 31, 2026			
Non-Current Financial Liabilities			
Other Current Financial Liabilities	0.20	-	0.20
Total	**0.20**	**-**	**0.20**
As at March 31, 2025			
Non-Current Financial Liabilities			
Other Current Financial Liabilities	0.20	-	0.20
Total	**0.20**	**-**	**0.20**

Fair Value Hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities

Level 2: other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

Disclosures of Fair Value Measurement Hierarchy for Financial Instruments are given below:

Particulars	Carrying amount/Fair value					
	As at March 31, 2026			As at March 31, 2025		
	L-1	L-2	L-3	L-1	L-2	L-3
Financial Assets						
a) Measured at Amortised Cost						
Non Current Assets						
- Other Financial Assets	-	-	10.00	-	-	10.00
Current Assets						
- Trade Receivable	-	-	1.40	-	-	-
- Cash and Cash Equivalents	-	-	0.84	-	-	5.84
- Other Financial Assets	-	-	-	-	-	0.01
Total	**-**	**-**	**12.24**	**-**	**-**	**15.85**
Financial Liabilities						
a) Measured at amortised cost						
Non-Current liabilities						
- Other Financial Liabilities	-	-	0.20	-	-	0.20
Total	**-**	**-**	**0.20**	**-**	**-**	**0.20**

23 Leases

As a lessor

The company has letout part of its office premise on lease which can be cancellable/ renewable at the option of the both the Parties. The total lease income in respect of such leases recognized in the statement of profit and loss for the year is Rs.18,60,000/-. (PY Rs.18,07,000/-).

The company does not have any non-cancellable lease arrangements as at March 31, 2026, hence the disclosure of the non-cancellable leases is not provided.

24 OTHER STATUTORY INFORMATION

1 The Company hold immovable property as on 31 March 2026 and 31 March 2025 and title deeds of the said property is held in the name of the Company as at the balance sheet date.

2 No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder, as at 31 March 2026 and 31 March 2025.

3 The Company is not a declared wilful defaulter by any bank or financial institution or other lender, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India, during the year ended 31 March 2026 and 31 March 2025.

4 The Company do not have any transactions with struck off companies.

5 The Company has no borrowings from banks and/ or financial institutions on the basis of security of current assets.

6 There have been no transactions which have not been recorded in the books of accounts, that have been surrendered or disclosed as income during the year ended 31 March 2026 and 31 March 2025, in the tax assessments under the Income Tax Act, 1961. There have been no previously unrecorded income and related assets which were to be properly recorded in the books of accounts during the year ended 31 March 2026 and 31 March 2025.

7 The Company has not traded or invested in Cripto Currency or Virtual Currency during the year ended 31 March 2026 and 31 March 2025.

8 The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

9 The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall;
a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

10 The Company have not received any fund from any person(s) or entity(ies), including foreigh entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall;
a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

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

12 The Company has no borrowings from banks and financial institutions during the year.

13 There is no scheme of arrangements that has been approved in terms of Section 230 to 237 of the Companies Act, 2013 during the year.

14 The Company is not covered under Section 135 of the Companies Act, 2013 with regard to CSR activities.

15 Ratio Analysis

Sr No.	Ratio	Numerator	Denominator	As at 31 March 2026	As at 31 March 2025	Variance
1	Current Ratio	Current Assets	Current Liabilities	0.21	0.42	-0.21
2	Debt - Equity Ratio	Borrowings	Total Equity	NA	NA	NA
3	Debt Service Coverage Ratio	NA	NA	NA	NA	NA
4	Return on Equity Ratio	Net Profit after Taxes	Equity Capital	(0.05)	0.03	(0.08)
5	Inventory Turnover Ratio	NA	NA	NA	NA	NA
6	Trade Receivable Turnover Ratio	NA	NA	NA	NA	NA
7	Trade Payable Turnover Ratio	Purchases and other expenses	Closing Trade Payable	NA	NA	NA
8	Net Capital Turnover Ratio	Revenue	Working Capital	NA	NA	NA
9	Net Profit Ratio	Net Profit after Taxes	Revenue	NA	NA	NA
10	Return on Capital Employed	Earning before interest and taxes	Capital Employed	(0.01)	0.01	(0.02)
11	Return on Investments	NA	NA	NA	NA	NA

25 Since the Company has contract employees, the benefits like gratuity & leave encashments are not applicable.

26 The requirement of Accounting Standard 17 on Segment Reporting is not applicable to the Company for the year ended 31st March 2026.

27 There is no Deferred Tax Liability on timing difference as at 31.03.2026. However, the Company has unabsorbed carry forward losses only, which have given rise to deferred tax assets. In absence of virtual certainty of future taxable income supported by convincing evidence, the management has taken conservative approach and has not recognized deferred tax assets.

28 The Company has not made any provision for taxation, as there is no taxable income or book profit as defined u/s 115JB of the Income Tax Act.

29 There are no dues to Micro, Small and Medium Enterprises during the year. Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31st March 2026, is not applicable.

30 Previous year figures have been regrouped / reclassified, wherever necessary, to confirm to the current year groupings / classifications.

For and on behalf of the Board of Directors
ELDORADO INVESTMENTS COMPANY PVT LTD

GEV FRAMROZE ENGINEER
DIRECTOR
06861913

YAZDIN JIMMY MISTRY
DIRECTOR
07897995

As per our report of even date attached
For VASUDEV PAI & CO.
Chartered Accountants
Firm Regn No: 004560S

T VASUDEV PAI
PROPRIETOR
M No: 020906
UDIN No. 26020906BEXYRG6467

VASUDEV PAI & CO. BANGALORE CHARTERED ACCOUNTANT

Place: Bangalore
Date : 18.05.2026