



# **RADHE DEVELOPERS (INDIA) LIMITED**

**32nd Annual Report 2025-26**



## INSIDE THIS REPORT

|    |                                      |
|----|--------------------------------------|
| 02 | Chairman Message                     |
| 03 | Corporate Information                |
| 04 | Notice of Annual General Meeting     |
| 15 | Board's Report                       |
| 28 | Annexures to the Board's Report      |
| 35 | Report on Corporate Governance       |
| 57 | Management's Discussion and Analysis |
| 61 | Independent Auditor's Report         |
| 70 | Financial Statements                 |
| 75 | Notes to Financial Statements        |

**CHAIRMAN'S MESSAGE**

**Dear Stakeholders,**

*It gives me immense pleasure to address you once again as we reflect on another year of resilience, progress, and renewed opportunities. The financial year 2025–26 has been a significant year for both our Company and the Indian real estate sector, which continues to demonstrate remarkable strength and maturity despite global economic uncertainties.*

*India remains one of the fastest-growing major economies in the world, supported by strong domestic demand, prudent fiscal policies, rapid urbanization, and sustained infrastructure development. The real estate sector continues to play a pivotal role in the nation's economic growth, contributing significantly to employment generation and capital formation. Government initiatives such as PMAY, the Smart Cities Mission, transit-oriented development, infrastructure expansion, and policy reforms aimed at improving ease of doing business have further strengthened the sector's long-term growth prospects.*

*The residential real estate market has continued to witness healthy demand, driven by increasing home ownership aspirations, improving affordability, expanding urban centres, and rising consumer confidence. Commercial real estate has also shown encouraging momentum with sustained demand across office, retail, and mixed-use developments. These positive trends reaffirm the sector's resilience and its ability to adapt to evolving market dynamics.*

*At Radhe Developers (India) Limited, we have remained steadfast in our commitment to delivering quality developments while upholding the highest standards of governance, transparency, and customer satisfaction. During the year, we continued to focus on efficient project execution, prudent financial management, and operational excellence. Our efforts have enabled us to strengthen our business fundamentals while creating long-term value for all our stakeholders.*

*Looking ahead, we remain optimistic about the future. India's urbanization journey, expanding infrastructure network, growing middle-income population, and favorable demographic profile provide a strong foundation for sustained growth in the real estate sector. Backed by our strategic land holdings, focused business approach, and dedicated team, we are well positioned to capitalize on emerging opportunities while maintaining financial discipline and creating sustainable value for our shareholders.*

*On behalf of the Board of Directors, I extend my heartfelt gratitude to our valued customers, shareholders, bankers, business associates, government authorities, regulatory bodies, and all other stakeholders for their continued trust and unwavering support. I also express my sincere appreciation to our employees, whose dedication, professionalism, and commitment remain the cornerstone of our success.*

*With your continued confidence and support, we look forward to another year of sustainable growth, responsible development, and enduring value creation.*

*With warm regards,*

**ASHISH PATEL**  
**CHAIRMAN, CEO & MANAGING DIRECTOR**  
**MAY 25, 2026**  
**AHMEDABAD**



## ANNUAL REPORT 2025-26

### CORPORATE INFORMATION

#### BOARD OF DIRECTORS

**MR. ASHISH PATEL** : Managing Director & CEO  
**MS. JAHNAVI PATEL** : Non-Executive Director  
**MR. ALOK VAIDYA** : Non-Executive Director  
**MR. BHARAT PANDYA** : Independent Director  
(Upto March 31, 2026)  
**MR. TUSHAR PATEL** : Independent Director  
(upto May 29, 2025)  
**MR. NIRAV PATEL** : Independent Director  
**MR. DINESHSINGH KSHATRIYA** : Independent Director  
**Mr. RAJENDRA PATEL** : Independent Director

#### CHIEF FINANCIAL OFFICER

**Mr. PRANAV PATEL**

#### COMPANY SECRETARY & COMPLIANCE OFFICER

**MS. KHYATI PATEL**

#### BOARD COMMITTEES

##### AUDIT COMMITTEE

**Mr. Dineshsingh Kshatriya** : Chairman  
**Mr. Alok Vaidya** : Member  
**Mr. Nirav Patel** : Member

##### NOMINATION & REMUNERATION COMMITTEE

**Mr. Dineshsingh Kshatriya** : Chairman  
**Mr. Alok Vaidya** : Member  
**Mr. Nirav Patel** : Member

##### STAKEHOLDER RELATIONSHIP COMMITTEE

**Mr. Dineshsingh Kshatriya** : Chairman  
**Mr. Alok Vaidya** : Member  
**Mr. Ashish Patel** : Member

#### STATUTORY AUDITORS

**M/S. S. PARTH & CO.,**  
**Chartered Accountant**  
FRN: 154463W  
Ahmedabad

#### SECRETARIAL AUDITORS

**M/S. JALAN ALKESH & ASSOCIATES,**  
Company Secretaries  
FRN: 10620  
CP No: 4580  
Ahmedabad

#### INTERNAL AUDITOR

**M/S. KISHAN TILVA & COMPANY**  
Chartered Accountants  
Membership No: 188518  
Ahmedabad

#### BANKERS

Bank of India Limited

#### REGISTRAR & SHARE TRANSFER AGENTS

##### MCS SHARE TRANSFER AGENT LIMITED

201, Shatdal Complex, 2nd Floor, Opp. Bata Show Room, Ashram Road, Ahmedabad - 380 009  
Tel. : +91 79 26580461/62/63,  
Email: [mcsstaahmd@gmail.com](mailto:mcsstaahmd@gmail.com)

#### REGISTERED OFFICE

RADHE ACRES, Block No. 220, 226 & 227, B/h. Applewoods Township, Shela - 380 058, Ahmedabad, Gujarat – INDIA  
CIN : L45201GJ1995PLC024491  
Tel. : +91 79 26583381  
Email: [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com)  
Website : [www.radhedevelopers.com](http://www.radhedevelopers.com)

AS ON MAY 25, 2026



**NOTICE OF 32<sup>ND</sup> ANNUAL GENERAL MEETING**

Notice is hereby given that the 32<sup>nd</sup> Annual General Meeting of the Members of **RADHE DEVELOPERS (INDIA) LIMITED** will be held on **Saturday, September 19, 2026 at 11:00 a.m.** at Radhe Acres, Block No. 220, 226 & 227, B/h. Applewoods Township, Shela, Ahmedabad – 380058, Gujarat - India to transact the following businesses:-

**ORDINARY BUSINESS**

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2026 and the reports of the Board of Directors and Auditors thereon.
2. To appoint Mr. Alok Vaidya (DIN: 00101864) who retires by rotation and being eligible, offers himself for reappointment as a director and in this regard, pass the following resolution as an **ORDINARY RESOLUTION**:

**“RESOLVED THAT** pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Alok Vaidya (DIN 00101864), who retires by rotation at this meeting and being eligible has offered himself for re-appointment, be and is hereby re-appointed as a Director of the Company, liable to retire by rotation.”

By order of the Board of Directors of  
**RADHE DEVELOPERS (INDIA) LIMITED**  
Sd/-

**KHYATI K. PATEL**

**COMPANY SECRETARY & COMPLIANCE OFFICER**  
**M. No. A53258**

**Date:** July 17, 2026

**Place:** Ahmedabad

**Registered Office:**

**Radhe Acres**, Block No. 220, 226 & 227,

B/h. Applewoods Township, Shela, Ahmedabad – 380058 (Gujarat), India

| CIN: L45201GJ1995PLC024491 Tel.: +91 79 26583381 | Fax: +91 79 26585567

E-mail: [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com) | Website: [www.radhedevelopers.com](http://www.radhedevelopers.com)

**NOTES:**

1. **A Member entitled to attend and vote at the Meeting is entitled to appoint a Proxy to attend and vote instead of himself/herself, and the Proxy need not be a Member of the Company. The instrument appointing the proxy should, however, be deposited at the registered office of the Company not less than forty-eight hours before the commencement of the Annual General Meeting.**

**A person can act as a proxy on behalf of members not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the Company carrying voting rights. A member holding more than ten percent of the total share capital of the Company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder. The holder of proxy shall prove his identity at the time of attending the Annual General Meeting. Attendance Slip, Proxy Form and the Route Map of the venue of the Meeting are annexed hereto.**



## ANNUAL REPORT 2025-26

2. Details pursuant to Regulation 36(3) of the SEBI Listing Regulations and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, in respect of the Directors seeking appointment / re-appointment at this AGM are also annexed.
3. Institutional/Corporate members intending to send their authorized representatives to attend the meeting are requested to send certified copy of Board Resolution or other governing body authorizing their representatives to attend and vote on their behalf at the meeting.
4. Members / proxies / authorized representatives should bring their copy of the Annual Report and Accounts along with duly filled Attendance Slip enclosed herewith to attend the Meeting.
5. Members who hold shares in dematerialized form are requested to write their DP ID and Client ID Numbers and those who hold shares in Physical form are requested to write their Folio Number in the Attendance Slip for attending the Meeting.
6. In case of joint holders attending the Meeting, the vote of the senior joint holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders. Seniority shall be determined by the order in which the names stand in the Register of Members.
7. The Register of Directors and Key Managerial Personnel and their shareholding, maintained under Section 170 of the Companies Act, 2013 ('the Act') and the Register of Contracts or Arrangements in which Directors are interested, maintained under Section 189 of the Act, will be available for inspection by the members at the Annual General Meeting.
8. The Register of Beneficial Owners, Register of Members and Share Transfer Book of the Company shall remain closed from Sunday, the September 13, 2026 to Saturday, the September 19, 2026 (both days inclusive) for the purpose of 32<sup>nd</sup> Annual General Meeting.
9. Members are requested to address all correspondence to the Registrar and Transfer Agent, MCS Share Transfer Agent Limited, Unit : Radhe Developers (India) Limited, 201, Shatdal Complex, 2<sup>nd</sup> Floor, Opp. Bata Show Room, Ashram Road, Ahmedabad - 380 009.
10. The Annual Report 2025-26, the Notice of the 32<sup>nd</sup> Annual General Meeting and instructions for e-voting, along with the attendance slip and proxy form, are being sent by electronic mode to members whose email addresses are registered with the Company / depository participant(s), unless a member has requested for a physical copy of the documents. For members who have not registered their email addresses, physical copies are being sent by the permitted mode.
11. In terms of the provisions of Section 152 of the Act, Mr. Alok Vaidya, Director, retires by rotation at the Meeting. Nomination and Remuneration Committee and the Board of Directors of the Company recommend his re-appointment.
12. Members holding shares in physical form are requested to update their PAN, nomination, contact details, specimen signature, bank account particulars, mobile number and e-mail address with the Registrar and Share Transfer Agent in accordance with the applicable SEBI Circulars. Members holding shares in dematerialised form are requested to update these details with their respective Depository Participants.
13. As per Section 72 of the Act, the facility for making nomination is available for the Members in respect of the shares held by them. Members who have not yet registered their nomination are requested to



## ANNUAL REPORT 2025-26

register the same by submitting Form No. SH-13. The said form can be downloaded from the Company's Website [www.radhedevelopers.com](http://www.radhedevelopers.com) (under 'Investors' section). Members holding shares in physical form may submit the same to MCS Share Transfer Agent Limited. Members holding shares in electronic form may submit the same to their respective depository participant.

14. All documents referred to in the accompanying Notice and Explanatory Statement, wherever applicable, shall be available for inspection by the Members at the Registered Office of the Company on all working days, except Saturdays, between 11:00 a.m. and 1:00 p.m. up to the date of the AGM and shall also be available for inspection at the AGM.
15. Any member desiring any clarification/explanation in respect of the information given in this annual report is requested to submit query to the company at least 10 days in advance before the meeting so as to enable the management to keep information ready.
16. Members are requested to note that, in terms of Regulation 40(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, requests for effecting transfer of securities held in physical form shall not be processed unless the securities are held in dematerialised form with a depository. However, Members may continue to hold shares in physical form. Members holding shares in physical form are therefore advised to dematerialise their shareholding at the earliest, in order to facilitate transfer of shares and avail the benefits of holding securities in dematerialised form. Members may contact the Company's Registrar and Share Transfer Agent, MCS Share Transfer Agent Limited, or their respective Depository Participant for assistance in dematerialising their shares.
17. To support the 'Green Initiative', Members who have not registered their e-mail addresses are requested to register the same with DPs or RTA of the Company.
18. Additional Information, pursuant to Regulation 36 read with Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, in respect of the directors seeking appointment / reappointment at the AGM, forms part of the Notice.
19. In compliance with the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, and Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Members are provided with the facility to cast their vote electronically, through the e-voting services provided by NSDL, on all the resolutions set forth in this Notice. The instructions for e-voting are annexed to the Notice. Resolution(s) passed by Members through e-voting is/are deemed to have been passed as if they have been passed at the AGM. The Board has appointed Alkesh Jalan, Practicing Company Secretary (Membership No. FCS: 10620; CP No: 4580), as the Scrutinizer to scrutinize the e-voting / ballot process in a fair and transparent manner.
20. The e-voting period commences on **Wednesday, the September 16, 2026 at 9:00 a.m. and ends on Friday, the September 18, 2026 at 5:00 p.m.** During this period, members of the Company holding shares either in physical form or in dematerialized form, as on the Cut-off date i.e. **Sunday, September 13, 2026**, may cast their vote electronically. The members will not be able to cast their vote electronically beyond the date and time mentioned above and the e-voting module will be disabled by NSDL for voting thereafter. The voting rights of the members shall be in proportion to their share in the paid up equity share capital of the Company as on the Cut-off date i.e. **Sunday, September 13, 2026**. Once the vote on a resolution is cast by the member, he/she shall not be allowed to change it subsequently or cast the vote again.



## **ANNUAL REPORT 2025-26**

21. The facility for voting through ballot papers will also be made available at the AGM and the members attending the AGM who have not already cast their votes by remote e-voting shall be able to exercise their right at the AGM through ballot process. The Members who have cast their votes by remote e-voting prior to the AGM may attend the AGM but shall not be entitled to cast their votes again.
22. If Members are opting for remote e-voting, they shall not vote by poll paper and vice versa. However, in case Members cast their vote both by poll paper and by remote e-voting, then voting done through remote e-voting shall prevail and voting done by poll paper will be treated as invalid.
23. The Scrutinizers shall immediately after the conclusion of the voting at the meeting, first count the votes of the valid poll paper cast at the 32<sup>nd</sup> Annual General Meeting. They shall then proceed to unblock the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company. The Scrutinizers thereafter shall submit their report to the Chairperson after completion of their scrutiny. The result of the voting will be announced within 2 working days of the conclusion of the 32<sup>nd</sup> Annual General Meeting at the Registered Office of the Company, i.e. RADHE ACRES, Block No. 220, 226 & 227, B/h. Applewoods Township, Shela, Ahmedabad - 380058.
24. The results declared along with the Scrutinizer's report shall be placed on the Company's website [www.radhedevelopers.com](http://www.radhedevelopers.com) and on the website of NSDL and shall also be intimated to the Bombay Stock Exchange (BSE) where shares of the Company are listed.
25. Members who are holding shares in identical order of names in more than one folio are requested to send to the Company or RTA, the details of such folios together with the share certificates for consolidating their holdings in one folio.
26. The route map of the venue of the Annual General Meeting is appended to this Report.
27. A detailed list of instructions for e-voting is annexed to this Notice.
28. SEBI has introduced an Online Dispute Resolution (ODR) mechanism for resolution of disputes in the Indian securities market. Members may access the ODR Portal for initiating or resolving disputes relating to the securities market in accordance with the applicable SEBI Circulars.

By order of the Board of Directors of  
**RADHE DEVELOPERS (INDIA) LIMITED**  
Sd/-

**Date:** July 17, 2026  
**Place:** Ahmedabad

**KHYATI K. PATEL**  
**COMPANY SECRETARY & COMPLIANCE OFFICER**  
**M. No. A53258**



## ANNUAL REPORT 2025-26

### Additional Information of Director recommended for appointment / re-appointment

*[Pursuant to the Regulation 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Revised Secretarial standard on General Meeting issued by the Institute of Company Secretaries of India]*

#### MR. ALOK VAIDYA

|                                                                                                        |   |                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Director Identification Number (DIN)                                                                   | : | 00101864                                                                                                                                                                                               |
| Nationality                                                                                            | : | Indian                                                                                                                                                                                                 |
| Date of Birth                                                                                          | : | 15.10.1955                                                                                                                                                                                             |
| Age                                                                                                    | : | 70 years                                                                                                                                                                                               |
| Date of Appointment on the Board                                                                       | : | March 14, 2005                                                                                                                                                                                         |
| Qualification                                                                                          | : | Commerce Graduate                                                                                                                                                                                      |
| Nature of Expertise in functional areas                                                                | : | Finance and Accountancy                                                                                                                                                                                |
| Number of Board Meetings attended during the year                                                      | : | 8 out of 8 Meetings attended during the financial year 2025-26                                                                                                                                         |
| Remuneration last drawn                                                                                | : | Nil                                                                                                                                                                                                    |
| Remuneration proposed to be paid                                                                       | : | No remuneration is proposed to be paid. However the Board of Directors may at its liberty pay remuneration to Mr. Alok Vaidya within the limits as prescribed in Schedule V of the Companies Act, 2013 |
| Terms and Conditions of Appointment / Re-appointment                                                   | : | Mr. Alok Vaidya was appointed as a Non-executive Director, liable to retire by rotation                                                                                                                |
| Shareholding in the Company as on March 31, 2026 including shareholding as a beneficial owner          | : | 4,00,000 shares                                                                                                                                                                                        |
| Relationship with other Directors / Key Managerial Personnel                                           | : | Not related to Director / Key Managerial Personnel                                                                                                                                                     |
| List of Directorship in other Indian Public Companies                                                  | : | NIL                                                                                                                                                                                                    |
| Membership / Chairmanship* of Committees of other Boards of other Listed Entities as on March 31, 2026 | : | NIL                                                                                                                                                                                                    |
| Listed entities from which the Director has resigned in the past three years                           | : | NIL                                                                                                                                                                                                    |

By order of the Board of Directors of  
**RADHE DEVELOPERS (INDIA) LIMITED**  
Sd/-

**Date:** July 17, 2026  
**Place:** Ahmedabad

**KHYATI K. PATEL**  
**COMPANY SECRETARY & COMPLIANCE OFFICER**  
**M. No. A53258**

#### Registered Office:

**Radhe Acres**, Block No. 220, 226 & 227,  
B/h. Applewoods Township, Shela, Ahmedabad – 380058 (Gujarat), India  
| CIN: L45201GJ1995PLC024491 Tel.: +91 79 26583381 | Fax: +91 79 26585567  
E-mail: [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com) | Website: [www.radhedevelopers.com](http://www.radhedevelopers.com)

**INSTRUCTIONS FOR E-VOTING**

Pursuant to SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 9 December 2020 on “e-voting facility provided by Listed Companies”, e-voting process has been enabled to all the individual demat account holders, by way of single login credential, through their demat accounts/websites of Depositories/DPs in order to increase the efficiency of the voting process. Individual demat account holders would be able to cast their vote without having to register again with the e-voting service provider (ESP) thereby not only facilitating seamless authentication but also ease and convenience of participating in e-voting process.

Shareholders are advised to update their mobile number and e-mail id with their DPs in order to access e-voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

**The Electronic voting particulars are set out below:**

| EVEN (E-VOTING EVENT NUMBER) |
|------------------------------|
| 140963                       |

The detailed instructions for e-voting are as follows:

**Step 1: Access to NSDL e-Voting system****A) Login method for e-Voting for Individual shareholders holding securities in demat mode**

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

| Type of shareholders                                               | Login Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individual Shareholders holding securities in demat mode with NSDL | <ol style="list-style-type: none"> <li>For OTP based login you can click on <a href="https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp">https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp</a>. You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period</li> <li>Existing <b>IDeAS</b> user can visit the e-Services website of NSDL Viz. <a href="https://eservices.nsdl.com">https://eservices.nsdl.com</a> either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-</li> </ol> |



## ANNUAL REPORT 2025-26

**Voting**” under e-Voting services and you will be able to see e-Voting page. Click on company name or **e-Voting service provider i.e. NSDL** and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period. If you are not registered for IDeAS e-Services, option to register is available at <https://eservices.nsdl.com>. Select **“Register Online for IDeAS Portal”** or click at <https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp>

3. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or **e-Voting service provider i.e. NSDL** and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period.
4. Shareholders/Members can also download NSDL Mobile App “**NSDL Speede**” facility by scanning the QR code mentioned below for seamless voting experience.

**NSDL Mobile App is available on**



**Individual Shareholders holding securities in demat mode with CDSL**

1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi /Easiest are requested to visit CDSL website [www.cdslindia.com](http://www.cdslindia.com) and click on login icon & New System Myeasi Tab and then user your existing my easi username & password.
2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period. Additionally, there is also links



## ANNUAL REPORT 2025-26

|                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                               | <p>provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly.</p> <ol style="list-style-type: none"> <li>If the user is not registered for Easi/Easiest, option to register is available at CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login &amp; New System Myeasi Tab and then click on registration option.</li> <li>Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on <a href="http://www.cdslindia.com">www.cdslindia.com</a> home page. The system will authenticate the user by sending OTP on registered Mobile &amp; Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.</li> </ol> |
| <b>Individual Shareholders (holding securities in demat mode) login through their depository participants</b> | <p>You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. Once login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on options available against company name or <b>e-Voting service provider-NSDL</b> and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period.</p>                                                                                                                                                                                                                                                                                                                                                                                                       |

*Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at above mentioned website.*

**Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.**

| Login type                                                         | Helpdesk details                                                                                                                                                                                                           |
|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individual Shareholders holding securities in demat mode with NSDL | Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <a href="mailto:evoting@nsdl.com">evoting@nsdl.com</a> or call at 022 - 4886 7000                                            |
| Individual Shareholders holding securities in demat mode with CDSL | Members facing any technical issue in login can contact CDSL helpdesk by sending a request at <a href="mailto:helpdesk.evoting@cdslindia.com">helpdesk.evoting@cdslindia.com</a> or contact at toll free no. 1800-21-09911 |

**B) Login Method for e-Voting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.**

**How to Log-in to NSDL e-Voting website?**

- Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
- Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
- A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.



*Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.*

4. Your User ID details are given below :

| <b>Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical</b> | <b>Your User ID is:</b>                                                                                                                                   |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) For Members who hold shares in demat account with NSDL.            | 8 Character DP ID followed by 8 Digit Client ID<br>For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.   |
| b) For Members who hold shares in demat account with CDSL.            | 16 Digit Beneficiary ID<br>For example if your Beneficiary ID is 12***** then your user ID is 12*****                                                     |
| c) For Members holding shares in Physical Form.                       | EVEN Number followed by Folio Number registered with the company<br>For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001*** |

5. Password details for shareholders other than Individual shareholders are given below:

- a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
- b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
- c) How to retrieve your 'initial password'?
  - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.
  - (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**



6. If you are unable to retrieve or have not received the “Initial password” or have forgotten your password:
  - a) Click on “[Forgot User Details/Password?](#)” (If you are holding shares in your demat account with NSDL or CDSL) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
  - b) [Physical User Reset Password?](#)” (If you are holding shares in physical mode) option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com).
  - c) If you are still unable to get the password by aforesaid two options, you can send a request at [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
  - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to “Terms and Conditions” by selecting on the check box.
8. Now, you will have to click on “Login” button.
9. After you click on the “Login” button, Home page of e-Voting will open.

**Step 2: Cast your vote electronically on NSDL e-Voting system.**

**How to cast your vote electronically on NSDL e-Voting system?**

1. After successful login at Step 1, you will be able to see all the companies “EVEN” in which you are holding shares and whose voting cycle is in active status.
2. Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period.
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
5. Upon confirmation, the message “Vote cast successfully” will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote

**Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:**

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com).
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com). If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A)** i.e. **Login method for e-Voting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to [evoting@nsdl.com](mailto:evoting@nsdl.com) for procuring user id and password for e-voting by providing above mentioned documents.



## ANNUAL REPORT 2025-26

4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

### Contact Details:

|                                        |                                                                                                                                                                                                                                                                                                               |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Company</b>                         | : <b>Radhe Developers (India) Limited</b><br>Registered Office:<br>Radhe Acres, Block No. 220, 226, &227, B/h. Applewoods Township, Shela, Ahmedabad - 380058<br>CIN : L45201GJ1995PLC024491<br>Tel. : +91 79 26583381<br>E-mail : <a href="mailto:secretarial@radheinfra.com">secretarial@radheinfra.com</a> |
| <b>Registrar &amp; Transfer Agents</b> | : <b>MCS Share Transfer Agent Limited</b><br>Tel. : +91 79 26580461 / 62 / 63<br>E-mail : <a href="mailto:mcsstaahmd@gmail.com">mcsstaahmd@gmail.com</a>                                                                                                                                                      |
| <b>E-voting Agency</b>                 | : <b>National Securities Depository Limited</b><br>Email : <a href="mailto:evoting@nsdl.co.in">evoting@nsdl.co.in</a><br>Phone : 1800-222-990 (Toll Free)                                                                                                                                                     |
| <b>Scrutinizer</b>                     | : <b>Jalan Alkesh &amp; Associates</b><br>Practicing Company Secretary<br>E-mail : <a href="mailto:jalanalkesh@gmail.com">jalanalkesh@gmail.com</a>                                                                                                                                                           |

### General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory (ies) who are authorized to vote, to the Scrutinizer by e-mail to [Jalanalkesh@gmail.com](mailto:Jalanalkesh@gmail.com) with a copy marked to [evoting@nsdl.com](mailto:evoting@nsdl.com). Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the **"Forgot User Details/Password?"** or **"Physical User Reset Password?"** option available on [www.evoting.nsdl.com](http://www.evoting.nsdl.com) to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on toll free no.: 022 - 4886 7000 or send a request at [evoting@nsdl.com](mailto:evoting@nsdl.com)

**BOARD'S REPORT**

**Dear Members,**

Your Directors have pleasure in presenting the 32<sup>nd</sup> Annual Report on the business and operations of **RADHE DEVELOPERS (INDIA) LIMITED** ('the Company') and the Audited Financial Statements for the financial year ended March 31, 2026.

**1. FINANCIAL HIGHLIGHTS/SUMMARY AND STATE OF AFFAIRS:**

The Company's financial performance for the year ended on March 31, 2026 is summarized below:

(Rs. in Lakhs)

| <b>FINANCIAL RESULTS AND APPROPRIATIONS</b>       | <b>Year ended<br/>March 31, 2026</b> | <b>Year ended<br/>March 31, 2025</b> |
|---------------------------------------------------|--------------------------------------|--------------------------------------|
| Revenue from Operations                           | 1110.84                              | 765.81                               |
| Other Income                                      | 13.52                                | 2.78                                 |
| <b>Total Revenue</b>                              | <b>1124.36</b>                       | <b>768.59</b>                        |
| <b>Profit Before Tax (PBT)</b>                    | <b>342.75</b>                        | <b>145.33</b>                        |
| Less : Taxation                                   | 18.4                                 | 10.74                                |
| <b>Net Profit after Tax (PAT)</b>                 | <b>324.35</b>                        | <b>134.60</b>                        |
| Other Comprehensive income (net of tax)           | (0.07)                               | (7.76)                               |
| <b>Total comprehensive income for the year</b>    | <b>324.42</b>                        | <b>142.36</b>                        |
| <b>Balance brought forward from Previous Year</b> | <b>0</b>                             | <b>0</b>                             |
| Profit/(Loss) for the year                        | 324.42                               | 142.36                               |
| Amount utilized for issue of Bonus share          | <b>0.00</b>                          | <b>0.00</b>                          |
| <b>Balance carried to Balance Sheet</b>           | <b>1529.87</b>                       | <b>815.79</b>                        |

Note: The figures for the previous periods have been regrouped, wherever necessary, to make them comparable with the figures for the current periods.

**2. NATURE OF BUSINESS:**

The Company is primarily engaged in the business of Real Estate Development. It undertakes a diverse range of projects, including residential, commercial, plotting, and social infrastructure developments. During the year under review, there was no change in the nature of the business of the Company, and it continued to focus on its core area of expertise in real estate development.

**3. MATERIAL CHANGES AND COMMITMENTS:**

There are no material changes and commitments affecting the financial position of the Company between the end of the financial year and the date of this Report.

**4. DIVIDEND:**

In order to conserve the resources of the Company and to build the wealth for the stakeholders, your Board of Directors have decided not to recommend dividend for the year ended March 31, 2026.

**5. TRANSFER TO RESERVES:**

Total Comprehensive Income for the year of Rs. 324.42 Lakh has been transferred to reserves and surplus.

**6. CHANGE IN SHARE CAPITAL:**

As at March 31, 2026 the Authorised, Issued, Subscribed and paid-up share capital of the Company was as follows:

| SHARE CAPITAL                         | NO. OF SHARES  | FACE VALUE | TOTAL CAPITAL (IN RS.) |
|---------------------------------------|----------------|------------|------------------------|
| Authorized Capital                    | 1,00,00,00,000 | 1/-        | 1,00,00,00,000         |
| Issued/Subscribed and Paid Up Capital | 54,88,81,540   | 1/-        | 54,88,81,540           |

**CONVERSION OF LOAN INTO EQUITY SHARES ON PREFERENTIAL BASIS:**

Pursuant to the approval of the Board of Directors at its meeting held on November 24, 2025, and the approval of the members of the Company at their Extra-Ordinary General Meeting held on December 26, 2025, and in accordance with the in-principle approval granted by BSE Limited vide their letter dated January 27, 2026, the Company had proposed:

- The issue and allotment of 2,51,39,620 (Two Crores Fifty one Lakh Thirty Nine Thousand Six Hundred Twenty) Equity Shares of face value of ₹1/- (Rupee One) each at a price of ₹2.55/- per share, aggregating to ₹ 6,41,06,031/- (Rupees Six Crores Forty one Lakh Six Thousand Thirty One only) to Mr. Ashish Patel, Promoter of the Company, on a preferential basis against the conversion of unsecured loan into equity.

The allotment of the said equity shares was completed on February 02, 2026. Subsequently, the Company obtained listing approval from BSE Limited on February 13, 2026 and trading approval was granted by BSE Limited on February 26, 2026.

Accordingly, all statutory and regulatory procedures related to the said preferential issue, including allotment, listing, and trading, have been duly completed.

Further, during the year, there was no change in the authorized share capital of the Company.

**7. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES:**

The Company does not have any subsidiary, joint venture or associate company at any time during the year.

**8. BOARD OF DIRECTORS AND KEY MANAGERIAL PERSONNEL:****BOARD OF DIRECTORS:**

**REAPPOINTMENT:** In accordance with the provisions of section 152 of the Companies Act, 2013 and in terms of Articles of Association of the Company, Mr. Alok Vaidya, Director of the Company retires by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment, subject to the approval of the Members of the Company. The Board recommends the re-appointment of Mr. Alok Vaidya for your approval. A brief Resume of Mr. Alok Vaidya is attached with the Notice of Annual General Meeting.

**APPOINTMENT:**

During the year under review, Mr. Dineshsingh Kshatriya (DIN: 00789633) and Mr. Rajendra Patel (DIN: 00800183) have been appointed as an Independent Directors of the Company for a term of five consecutive years, effective from July 2, 2025 and July 28, 2025, respectively, and the said appointment



## ANNUAL REPORT 2025-26

has been subsequently approved by the shareholders in the 31<sup>st</sup> Annual General Meeting of the Company held on Tuesday, September 23, 2025.

### **RESIGNATION:**

Mr. Tushar Patel has resigned from the position of Independent Director of the Company with effect from May 29, 2025. The Board places on record its sincere appreciation and gratitude for the valuable guidance, contributions, and services rendered by Shri Tushar Patel during his tenure as an Independent Director of the Company.

The term of Mr. Bharat Pandya (DIN: 07521459) as an Independent Director of the Company concluded on March 31, 2026, upon completion of his tenure in accordance with the provisions of Section 149 of the Companies Act, 2013, read with the applicable Rules made thereunder and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Consequently, Mr. Bharat Pandya ceased to be an Independent Director of the Company with effect from the close of business hours on March 31, 2026.

The Board of Directors places on record its deep appreciation and gratitude for Mr. Pandya's invaluable guidance, rich experience, independent judgment, and significant contributions during his tenure on the Board and its Committees.

### **KEY MANAGERIAL PERSONNEL:**

The following persons have been designated as Key Managerial Personnel of the Company pursuant to Section 2(51) and Section 203 of the Act, read with the Rules framed thereunder.

- Mr. Ashish Patel – Chief Executive Officer
- Mr. Pranav Patel – Chief Financial Officer
- Mrs. Khyati Patel – Company Secretary & Compliance Officer

There was no change in the Key Managerial Personnel during the year.

### **BOARD INDEPENDENCE**

'Independence' of Directors means as defined in Regulation 16(b) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 149(6) of the Companies Act, 2013. Based on the confirmation/disclosures received from the Directors and on evaluation of the relationships disclosed, the following Non-Executive Directors are Independent:

Mr. Nirav Patel  
Mr. Dineshsingh Kshatriya  
Mr. Rajendra Patel  
Mr. Bharat Pandya (completion of term w.e.f. March 31, 2026)

### **Declaration by Independent Directors**

The Company has received declarations from all the Independent Directors that they meet the criteria of independence as provided under Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. There has been no change in the circumstances affecting their status as independent directors of the Company. In the opinion of the Board, the Independent Directors appointed during the year under review, if any, meet high standards of integrity and proficiency. The Company has disclosed the Director's familiarization programme on its website.



## ANNUAL REPORT 2025-26

The independent directors have also confirmed compliance with the provisions of rule 6 of Companies (Appointment and Qualifications of Directors) Rules, 2014, as amended, relating to inclusion of their name in the databank of independent directors.

Statement on Compliance of Code of Conduct for Independent Directors and Statement on Compliance of Code of Conduct for Directors and Senior Management Personnel.

Regulation 17(5) of the SEBI Listing Regulations, requires listed companies to lay down a code of conduct for its directors and senior management, incorporating duties of directors as laid down in the Act.

All directors and senior management personnel have affirmed compliance with the code for the financial year 2025-26. A declaration to this effect signed by the Managing Director and CEO is given herein below:

### **Declaration by Chief Executive Officer (MD)**

[Regulation 34(3) read with Schedule V (Part D) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

I, Ashish Patel, Managing Director and CEO of Radhe Developers (India) Limited hereby declare that all the members of Board of Directors and Senior Management have affirmed compliance with the Code of Conduct of Board of Directors and Senior Management of the Company for the year ended March 31, 2026.

Ashish Patel

Managing Director and CEO

### **Policy on Director's Appointment and Remuneration**

The Policy of the Company on Director's appointment and remuneration including criteria for determining qualifications, positive attributes, independence of a Director and other matters provided under sub-section (3) of section 178, is available on the website of the Company at <https://www.radhedevelopers.com/codes-policies/>.

### **Board Evaluation**

The Company has devised a Board Evaluation Framework for the performance evaluation of the Board, Independent Directors, Non-Independent Directors and the Chairman of the Company. Pursuant to this framework, the Board carried out the annual evaluation of its own performance as well as the performance of its Committees and individual Directors, including the Chairman of the Board. This exercise was conducted through structured questionnaires prepared separately for the Board, its Committees and individual Directors.

The questionnaire for the Board evaluation was prepared taking into consideration various aspects of the Board's functioning, including the Board members' understanding of their roles and responsibilities, the time devoted by the Board to the Company's long-term strategic issues, the quality and transparency of Board discussions, the quality, adequacy and timeliness of the information flow between the Board and the management, the Board's effectiveness in disseminating information to shareholders and representing shareholders' interests, the Board's awareness of industry trends and regulatory developments, and the discharge of its fiduciary duties.

Based on the evaluation, the Board identified certain key areas for improvement, and appropriate action plans to address these areas are being implemented.



## ANNUAL REPORT 2025-26

The performance evaluation of the Non-Independent Directors, including the Chairman of the Board, was carried out by the Independent Directors at their separate meeting held on February 02, 2026. The Nomination and Remuneration Committee also carried out the evaluation of the performance of all Directors, including the Independent Directors. The outcome of the performance evaluation was thereafter noted and discussed by the Nomination and Remuneration Committee and the Board at their respective meetings.

### 9. COMPLIANCE WITH SECRETARIAL STANDARDS:

The Directors state that applicable Secretarial Standards, i.e. SS-1 and SS-2, relating to 'Meetings of the Board of Directors' and 'General Meetings', respectively, have been duly followed by the Company.

### 10. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

Information relating to Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo, as required under Section 134(3)(m) of the Companies Act, 2013 read together with Rule 8(3) of the Companies (Accounts) Rules, 2014 forms part of this Report as '**Annexure I**'.

### 11. EXTRACTS OF ANNUAL RETURN:

Pursuant to the provisions of Section 92(3) read with section 134(3) of the Act, the Annual Return as at March 31, 2026 is available on the Company's website at <https://www.radhedevelopers.com/disclosure/>.

### 12. CORPORATE GOVERNANCE:

The Company is committed to maintaining the highest standards of corporate governance and ensuring compliance with the applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"). The Company has consistently adopted sound governance practices that promote transparency, accountability, ethical business conduct, and the protection of stakeholders' interests.

The Corporate Governance Report for the financial year 2025-26 forms an integral part of this Annual Report together with the Certificate from the Auditors of the Company regarding compliance with the requirements of Corporate Governance as stipulated in the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

### 13. MANAGEMENT DISCUSSION AND ANALYSIS:

Management's Discussion and Analysis Report for the year under review, as stipulated under the Regulation 34 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), is presented in a separate section, forming part of the Annual Report.

### 14. FRAUDS REPORTED BY THE AUDITOR:

During the year under review, no frauds were reported by the auditors to the Audit Committee or the Board under Section 143(12) of the Act read with Rule 13 of the Companies (Audit and Auditors) Rules, 2014.

**15. PARTICULARS OF EMPLOYEES AND OTHER ADDITIONAL INFORMATION:**

The information required pursuant to Section 197 read with rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company are given in '*Annexure II*'.

**16. PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES:**

There being no 'material' RPTs as defined under regulation 23 of Listing Regulations, 2015, there are no details to be disclosed in Form AOC-2 pursuant to Section 188 of the Companies Act, 2013. During the year 2025-26, pursuant to section 177 of the Act and regulation 23 of Listing Regulations, 2015, all RPTs were placed before the audit committee for its approval. All RPTs during the year were conducted at arms' length and were in the ordinary course of business. The details of related party transactions are provided in the notes to the financial statements. Pursuant to Regulation 23 of Listing Regulations, 2015, the Board of Directors have adopted a policy on materiality of RPTs and dealing with RPTs inter alia by including clear threshold limits.

The policy on materiality of RPTs as approved by the Board is on the Company's website <https://www.radhedevelopers.com/codes-policies/>.

**17. INVESTOR EDUCATION AND PROTECTION FUND (IEPF) AND DEMAT SUSPENSE ACCOUNT:**

Pursuant to the applicable provisions of the Companies Act, 2013, read with the IEPF Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 and IEPF Authority (Accounting, Audit, Transfer and Refund) Amendment Rules, 2017, all unpaid or unclaimed amount are required to be transferred by the Company to the IEPF established by the Central Government, after the completion of seven years from the date it became due for payment. There was no amount or shares required to be transferred to IEPF authority.

No Shares were required to be transferred to Demat Suspense Account either at the beginning of the year and during the year.

**18. CORPORATE SOCIAL RESPONSIBILITY (CSR):**

The provisions relating to Corporate Social Responsibility ("CSR") under Section 135 of the Companies Act, 2013 read with the rules made thereunder are not applicable to the Company during the financial year 2025-26, as the Company does not meet the prescribed thresholds specified under the said provisions. During the financial year under review, a meeting of the CSR Committee of the Company was held on February 02, 2026.

The Corporate Social Responsibility (CSR) Policy of the Company, as approved by the Board of Directors, is available on the Company's website <https://www.radhedevelopers.com/codes-policies/>. The Company continues to remain committed to responsible corporate practices and good corporate governance and shall comply with the applicable provisions of the Companies Act, 2013 and rules made thereunder from time to time.

**19. AUDITORS:****STATUTORY AUDITORS**

M/s. S. Parth & Co., Chartered Accountants, (FRN: 154463W), were appointed as the Statutory Auditors of the Company by the Board of Directors on 11 August 2025 to fill a casual vacancy caused by resignation of M/s. Parin Patwari, Chartered Accountant (FRN No.: 154571W).



## ANNUAL REPORT 2025-26

The appointment was subsequently approved by the members of the Company at the 31<sup>st</sup> Annual General Meeting (AGM) held on September 23, 2025, in accordance with the applicable provisions of the Companies Act, 2013, within the prescribed period of three months.

Further, at the same 31<sup>st</sup> AGM, the members appointed M/s. S. Parth & Co., Chartered Accountants, (FRN: 154463W), as the Statutory Auditors of the Company to hold office for a term of five consecutive years, from the conclusion of the 31<sup>st</sup> AGM until the conclusion of the 36<sup>th</sup> Annual General Meeting, at such remuneration as may be determined by the Board of Directors in consultation with the Auditors.

The reports given by the Statutory Auditors, M/s. S. Parth & Co., Chartered Accountant (FRN No.: 154463W), on the standalone financial statements of your Company for the year ended March 31, 2026 forms part of this Annual Report and there is no qualification, reservation, adverse remark or disclaimer given by the Auditors in their Reports.

The Auditors of your Company have not reported any fraud in terms of the second proviso to Section 143(12) of the Act.

### SECRETARIAL AUDITORS

The Board of Directors in their meeting held on May 24, 2025 approved the appointment of M/s. Jalan Alkesh & Associates, Practicing Company Secretary (FCS No. 10620 & COP No.: 4580), to conduct Secretarial Audit of the Company for a term of 5 (Five) consecutive years from the conclusion of 31<sup>st</sup> AGM till the conclusion of 36<sup>th</sup> AGM of the Company to be held in the Year 2030 with the approval of members at the AGM held on September 23, 2025.

The Secretarial Audit report for the financial year ended March 31, 2026 is attached as **Annexure III** to this Report. The Secretarial Audit report does not contain any qualification, reservation, adverse remark or any disclaimer.

Pursuant to Regulation 24(A) of SEBI Listing Regulations, the Company has obtained annual secretarial compliance report from M/s. Jalan Alkesh & Associates, Practicing Company Secretary (FCS No. 10620 & COP No.: 4580) and the same has been submitted to the Stock Exchanges within the prescribed time. The Secretarial Compliance Report also does not contain any qualification, reservation, adverse remark or any disclaimer

### INTERNAL AUDITORS

M/s. Kishan Tilva & Company, Chartered Accountants, are Internal Auditors of the Company. The Audit Committee of the Board of Directors in consultation with Internal Auditors, formulate the Scope, Functioning, Periodicity and Methodology for conducting Internal Audit. The Board of Directors in their meeting held on May 25, 2026 approved the appointment of M/s. Kishan Tilva & Company, Chartered Accountants, to conduct the Audit for the financial year 2026-27 and to continue thereafter, until and unless resolved otherwise.

### COST AUDITORS

The Company was not required to appoint the Cost Auditor as pursuant to Section 148 of the Companies Act, 2013 read with the Companies (Cost Records and Audit) Amendment Rules, 2014, the cost audit is not applicable to the Company.

### COST RECORDS

Maintenance of Cost records is not applicable to the Company.



## 20. ANNUAL SECRETARIAL COMPLIANCE REPORT:

SEBI vide its Circular No. CIR/CFD/CMD1/27/2019 dated 8th February, 2019 read with Regulation 24(A) of the Listing Regulations, directed listed entities to conduct Annual Secretarial compliance audit from a Practicing Company Secretary of all applicable SEBI Regulations and circulars/guidelines issued thereunder.

The said Secretarial Compliance Report is in addition to the Secretarial Audit Report and is required to be submitted to the Stock Exchanges within 60 days.

The Company has engaged the services of M/s. Jalan Alkesh & Associates (CP No. 4580), Practicing Company Secretary and Secretarial Auditor of the Company for providing this certification.

The copy of the Annual Secretarial Compliance report is submitted to stock exchange on May 27, 2026 and is available on the website of the Company namely <https://www.radhedevelopers.com/shareholder-information/>.

## 21. COMPLIANCE WITH THE MATERNITY BENEFIT ACT, 1961:

The Company has complied with all the applicable provisions of the Maternity Benefit Act, 1961. Adequate measures are in place to ensure that female employees are provided with the benefits and protections mandated under the said Act, including maternity leave, nursing breaks and other entitlements. The Company remains committed to promoting a supportive and inclusive workplace for all employees.

## 22. CORPORATE POLICIES:

We seek to promote and follow the highest level of ethical standards in all our business transactions guided by our value system. The SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2018 mandate the formulation and revision of Certain Policies for all Listed Companies. The Policies are reviewed periodically by the board of Directors and adopted following policies which are also uploaded on the website of the company:

☛ **Whistle Blower/Vigil Mechanism Policy:** The Company has revised the said policy and included the whistle blower mechanism for directors and employees to report concerns about unethical behavior, actual or suspected fraud or violation of the company's code of conduct. The policy was revised and adopted effective April 01, 2019. The Whistle Blower policy was amended in line with SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018 enabling the employees to report instances of leak of Unpublished Price Sensitive Information (UPSI).

☛ **Insider Trading Policy:** The Policy provides the framework in dealing with securities of the Company. The Policy was revised and adopted effective April 01, 2019. The Insider trading policy was amended in line with SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018. The Key changes include, inter alia, change in definition of Designated Persons, Maintenance of digital database, internal controls and policy and procedure for inquiry in case of leak of UPSI.

☛ **Policy and Procedure for Enquiry In Case of Leak of Unpublished Price Sensitive Information or Suspected Leak of Unpublished Price Sensitive Information:** The Policy provides the framework in dealing with leak of UPSI or Suspected leak of UPSI. The policy was adopted effective April 01, 2019. The Policy was amended in line with SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018.



## ANNUAL REPORT 2025-26

**Policy on Code of Conduct to Regulate, Monitor and Report Trading by Insiders Including Specified Persons and Designated Persons:** The policy provides the framework in dealing with its directors, employees or other insiders based on Unpublished Price Sensitive Information not generally available to others. The policy was revised effective April 01, 2019. The policy was amended in line with SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018.

### 23. DEPOSITS:

The Company has not invited any deposit other than the exempted deposit as prescribed under the provision of the Companies Act, 2013 and the rules framed there under, as amended from time to time. Hence there are no particulars to report about the deposit falling under Rule 8 (5) (v) and (vi) of Companies (Accounts) Rules, 2014.

Pursuant to Rule 2(1) (c) (viii) of Companies (Acceptance of Deposit) Rules, 2014 as on March 31, 2026 the amount of deposit outstanding from the Directors is Rs. 2072 Lacs.

The Directors have given a declaration stating that the amount deposited is out of own funds and not by way of borrowings from others.

### 24. LISTING AT STOCK EXCHANGE:

The Equity Shares of the Company continue to be listed on the BSE Limited. The Annual Listing Fee for the current year has been paid to the BSE Limited.

### 25. SIGNING OF THE FINANCIAL STATEMENTS:

This is to inform you that the Company has approved and authenticated its Audited Financial Results for the year ended March 31, 2026 in the Board meeting duly held on May 25, 2026, which is well within the statutory time limits as prescribed in the Companies Act, 2013 and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

### 26. DIRECTORS' RESPONSIBILITY STATEMENT:

As stipulated in Section 134(3)(c) read with sub-section (5) of the Companies Act, 2013, Directors subscribe to the "Directors' Responsibility Statement" and confirm that:

- a) In preparation of annual accounts for the financial year ended March 31, 2026 the applicable Accounting Standards (Ind AS) have been followed along with proper explanation relating to material departures;
- b) The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give true and fair view of the state of affairs of the Company at the end of the financial year ended March 31, 2026 and of the Profit of the Company for the year;
- c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) The Directors have prepared the annual accounts for the year ended March 31, 2026 on going concern basis;
- e) The Directors have laid down the internal financial controls to be followed by the Company and that such Internal Financial Controls are adequate and were operating effectively; and



## **ANNUAL REPORT 2025-26**

- f) The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

### **27. OTHER DISCLOSURES:**

#### **MEETINGS OF THE BOARD OF DIRECTORS**

Eight meetings of Board of Directors were held during the year. Particulars of meetings held and attended by each Director are detailed in the Corporate Governance Report, which forms part of this Report. The Maximum Interval between any two meetings did not exceed 120 days, as prescribed in the Companies Act, 2013.

#### **AUDIT COMMITTEE**

As at March 31, 2026, the Audit Committee comprised Mr. Bharat Pandya, Independent Director (Chairman), Mr. Nirav Patel, Independent Director, and Mr. Alok Vaidya, Non-Executive Director. During the financial year under review, all the recommendations made by the Audit Committee were accepted by the Board of Directors. The composition of the Audit Committee is in conformity with the requirements of Regulation 18 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Section 177 of the Companies Act, 2013, as applicable.

#### **CHANGE IN NATURE OF COMPANY BUSINESS**

The Company is engaged in Construction Business. During the year there is no change in the nature of Company's Business.

#### **PARTICULARS OF LOAN GIVEN, INVESTMENTS MADE, GUARANTEE GIVEN AND SECURITY PROVIDED**

The Particulars of loans and investments, if any, are provided in the Balance Sheet. The loans are provided for business purpose. The Company has not provided any guarantee for the loans availed by others. The Company has also not provided any Security for the loans availed by others.

#### **INTERNAL FINANCIAL CONTROLS**

The Internal Financial Controls with reference to financial statements as designed and implemented by the Company are adequate. During the year under review, no material or serious observation has been received from the Statutory Auditors and the Internal Auditors of the Company on the inefficiency or inadequacy of such controls.

#### **INTERNAL CONTROL SYSTEMS**

Adequate internal control systems commensurate with the nature of the Company's business and size and complexity of its operations are in place and have been operating satisfactorily. Internal control systems comprising of policies and procedures are designed to ensure reliability of financial reporting, timely feedback on achievement of operational and strategic goals, compliance with policies, procedure, applicable laws and regulations and that all assets and resources are acquired economically, used efficiently and adequately protected.

#### **RISK MANAGEMENT POLICY**

The Board of Directors of the Company has put in place a Risk Management Policy which aims at enhancing shareholders' value and providing an optimum risk-reward trade off. The risk management approach is based on a clear understanding of the variety of risks that the organisation faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.



## ANNUAL REPORT 2025-26

### VIGIL MECHANISM & WHISTLE BLOWER POLICY

The Company has revised the Vigil Mechanism & Whistle Blower Policy by passing circular resolution on March 29, 2019 w.e.f April 01, 2019. The Company has a Vigil mechanism & Whistle blower policy under which the employees are free to report violations of applicable laws and regulations and the Code of Conduct. The reportable matters may be reported to the Vigilance & Ethics Officer which operates under the supervision of the Audit Committee, as protected disclosures through an e-mail, or dedicated telephone line or a written letter. Employees may also report directly to the Chairman of the Audit Committee. The Vigil Mechanism and Whistle Blower Policy is reviewed during the year. The said Policy is available on the website of the Company at <https://www.radhedevelopers.com/codes-policies/>.

### PREVENTION OF SEXUAL HARASSMENT OF WOMEN AT WORKPLACE

There were no incidents of sexual harassment reported during the year under review, in terms of the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder.

The Board of the Company has adopted the Policy on Prevention of Sexual Harassment of Women at Workplace in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder w.e.f May 24, 2019. The 'Internal Complaint Committee' has been constituted w.e.f February 08, 2019 to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy. The following is the summary of sexual Harassment Complaints received and disposed-off during the year under review i.e 2025-26.

| SR. | PARTICULARS                                               | NO. OF COMPLAINTS |
|-----|-----------------------------------------------------------|-------------------|
| 1.  | Number of complaints pending at the beginning of the year | NIL               |
| 2.  | Number of complaints received during the year             | NIL               |
| 3.  | Number of complaints disposed -off during the year        | NIL               |
| 4.  | Number of cases pending at the end of the year            | NIL               |

The Committee held meeting on February 02, 2026. All the Members were presented.

### PREVENTION OF INSIDER TRADING

The Company has adopted a Code of Conduct for Prevention of Insider Trading with a view to regulate trading in securities by the Directors and designated employees of the Company. The Code requires pre-clearance for dealing in the Company's shares and prohibits the purchase or sale of Company shares by the Directors and the designated employees while in possession of unpublished price sensitive information in relation to the Company and during the period when the Trading Window is closed. The Board is responsible for implementation of the Code.

### DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016) DURING THE YEAR ALONGWITH THEIR STATUS

No Application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year.

### DETAILS OF DIFFERENCE BETWEEN OF AMOUNT OF VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE UNDERTAKING LOAN FROM THE BANK OF FI, ALONG WITH REASONS THEREOF: NOT APPLICABLE

### LIST OF COMPANY POLICIES AND ITS LINK



## ANNUAL REPORT 2025-26

To enable stakeholder's access to the Company's Policy, the list of various policies along with its Website Link is given below:

| SR. NO. | NAME OF POLICY                          | WEBSITE LINK                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Hosting Archival Policy                 | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Hosting-Archival-Policy.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Hosting-Archival-Policy.pdf</a>                                                                                                                                                                                                                  |
| 2.      | Code of Fair Disclosure of UPSI         | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Code-of-Fair-Disclosure-of-UPSI.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Code-of-Fair-Disclosure-of-UPSI.pdf</a>                                                                                                                                                                                                  |
| 3.      | Insider Code                            | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Insider-Code.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Insider-Code.pdf</a>                                                                                                                                                                                                                                        |
| 4.      | Code of Conduct for Board               | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Code-of-Conduct.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Code-of-Conduct.pdf</a>                                                                                                                                                                                                                                  |
| 5.      | Familiarization Programmes for IDs      | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Familiarization-policy-of-IDs.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Familiarization-policy-of-IDs.pdf</a><br><a href="https://www.radhedevelopers.com/wp-content/uploads/2026/04/Familiarisation-of-ID_2026.pdf">https://www.radhedevelopers.com/wp-content/uploads/2026/04/Familiarisation-of-ID_2026.pdf</a> |
| 6.      | Materiality of Events Policy            | <a href="http://www.radhedevelopers.com/wp-content/uploads/pdf/investor/policies-of-rdil/Materiality%20of%20Events%20Policy.pdf">http://www.radhedevelopers.com/wp-content/uploads/pdf/investor/policies-of-rdil/Materiality%20of%20Events%20Policy.pdf</a>                                                                                                                                                  |
| 7.      | Nomination & Remuneration Policy        | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Nomination_-_Remuneration-Policy.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Nomination_-_Remuneration-Policy.pdf</a>                                                                                                                                                                                                |
| 8.      | Performance Evaluation Policy           | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Performance-Evaluation-Policy.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Performance-Evaluation-Policy.pdf</a>                                                                                                                                                                                                      |
| 9.      | Policy on Board Diversity               | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Policy-on-Board-Diversity.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Policy-on-Board-Diversity.pdf</a>                                                                                                                                                                                                              |
| 10.     | Policy on Preservation of Documents     | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Policy-on-Preservation-of-Documents.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Policy-on-Preservation-of-Documents.pdf</a>                                                                                                                                                                                          |
| 11.     | Related Party Transactions Policy       | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Related-Party-Transaction-Policy.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Related-Party-Transaction-Policy.pdf</a>                                                                                                                                                                                                |
| 12.     | Risk Management Policy                  | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Risk-Management-Policy.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Risk-Management-Policy.pdf</a>                                                                                                                                                                                                                    |
| 13.     | Vigil Mechanism / Whistle Blower Policy | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Vigil-Mechanism-Whistle-Blower-Policy.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Vigil-Mechanism-Whistle-Blower-Policy.pdf</a>                                                                                                                                                                                      |
| 14.     | T&C of Appointment of IDs               | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Terms_-_Conditions-of-Appointment-of-ID.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Terms_-_Conditions-of-Appointment-of-ID.pdf</a>                                                                                                                                                                                  |
| 15.     | Procedure in Case of Leak of UPSI       | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Procedure-in-Case-of-Leak-of-UPSI.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Procedure-in-Case-of-Leak-of-UPSI.pdf</a>                                                                                                                                                                                              |
| 16.     | Dividend Distribution Policy            | <a href="https://www.radhedevelopers.com/wp-content/uploads/2025/06/Dividend-Distribution-Policy.pdf">https://www.radhedevelopers.com/wp-content/uploads/2025/06/Dividend-Distribution-Policy.pdf</a>                                                                                                                                                                                                        |

### 28. GENERAL:

Directors of the Company states that no disclosure or reporting is required in respect of the following items as there were no transactions on these items, during the year under review:



## ANNUAL REPORT 2025-26

- i. Details relating to deposits covered under Chapter V of the Act.
- ii. Issue of equity shares with differential rights as to dividend, voting or otherwise.
- iii. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
- iv. The Company does not have any scheme of provision of money for the purchase of its own shares by employees or by trustees for the benefit of employees.
- v. Neither the Managing Director nor the Whole Time Director of the Company receives any remuneration or commissions from any of its subsidiaries.
- vi. No significant or material orders were passed by the regulators or courts or tribunals, which impact the going concern status and Company's operations in future.
- vii. No fraud has been reported by the Auditors to the Audit Committee or the Board.
- viii. The provisions of Business Responsibility and Sustainability Report do not apply to the Company.
- ix. The Company has provided necessary maternity benefit to its women employees in accordance with the provision of Maternity Benefit Act, 1961.
- x. The number of Employees as at March 31 2026 are 17 ( consisting of 11 Male Employees and 06 Female Employees)

### 29. ACKNOWLEDGEMENTS:

Your Directors take this opportunity to thank the employees, customers, vendors, investors of the Company and the communities in which the Company operates for their unstinted co-operation and valuable support extended to the Company during the year.

Your Directors also thank the Government of India, State Government and concerned government departments/agencies for their co-operation.

Your Directors appreciate and value the contributions made by every member of Radhe family.

By order of the Board of Directors of  
**RADHE DEVELOPERS (INDIA) LIMITED**  
Sd/-  
**ASHISH PATEL**  
Chairman, CEO & Managing Director  
DIN: 00228026

**Date:** May 25, 2026  
**Place:** Ahmedabad

**ANNEXURE I****CONSERVATION OF ENERGY, RESEARCH AND DEVELOPMENT, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE AND OUTGO**

*[Disclosure under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 (3) of Companies (Accounts) Rules, 2014]*

**A. Conservation of Energy:**

- i) Steps taken or impact on conservation of energy:  
Company ensures that the operations are conducted in the manner whereby optimum utilization and maximum possible savings of energy is achieved.
- ii) Steps taken for utilization of alternate sources of energy:  
During the year under review, the Company has not adopted any Alternate source of Energy.
- iii) Capital investment on energy conservation equipment's:  
No significant capital investment is made on energy consumption equipment's which can be quantified.

**B. Technology absorption:**

- i) Efforts made towards technology absorption : Not Applicable
- ii) Benefits derived : Not Applicable
- iii) Details of Technology Imported in last three years
  - a) Details of Technology imported : Not Applicable
  - b) Year of import : Not Applicable
  - c) whether the technology been fully absorbed : Not Applicable
  - d) if not fully absorbed, areas where absorption has not taken place, and the reasons thereof : Not Applicable
- iv) Expenditure incurred on Research and Development : Not Applicable

**C. Foreign Exchange Earnings and Outgo:**

During the Financial Year, the foreign exchange earned in terms of actual inflows was NIL, whereas the foreign exchange in terms of actual outflows was NIL.

By order of the Board of Directors of  
**RADHE DEVELOPERS (INDIA) LIMITED**  
Sd/-  
**ASHISH PATEL**  
Chairman, CEO & Managing Director  
DIN: 00228026

Date: May 25, 2026  
Place: Ahmedabad



**ANNEXURE II**

**DETAILS UNDER SECTION 197(12) OF THE COMPANIES ACT, 2013 READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014**

**A. Ratio of the remuneration of each director to the median remuneration of the employees of the company for the financial year 2025-26 are as follows:**

| Sr. No. | Directors    | Remuneration (₹ in Lakhs) | Median Remuneration (₹ in Lakhs) | Ratio  |
|---------|--------------|---------------------------|----------------------------------|--------|
| 1.      | Ashish Patel | 33                        | 3.60                             | 9.17:1 |

Other Directors are not paid any remuneration and hence ratio is not applicable

**B. The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year 2025-26 are as follows:**

| Name of the Directors, Chief Financial Officer, Chief Executive Officer, Company Secretary, Manager | Designation                   | Percentage increase in remuneration |
|-----------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------|
| Ashish Patel                                                                                        | Managing Director (MD)        | No Change                           |
| Pranav Patel                                                                                        | Chief Financial officer (CFO) | No Change                           |
| Khyati Patel                                                                                        | Company Secretary (CS)        | No Change                           |

**C. The percentage increase/ Decrease in the median remuneration of employees in the financial year 2025-26:**

| Particular                       | (Amount in Rs) |          |                         |
|----------------------------------|----------------|----------|-------------------------|
|                                  | 2025-26        | 2024-25  | Increase/(decrease) (%) |
| Median Remuneration of Employees | 3,60,000       | 3,60,000 | No Change               |

**D. There were 17 Employees on the rolls of company as on March 31, 2026.**

**E. Comparison of Average percentage increase/decrease in salary of employees other than the managerial personnel and the percentage increase in the remuneration paid to managerial personnel:**

| Particulars                                                                                            | (Amount in Rs) |          |              |
|--------------------------------------------------------------------------------------------------------|----------------|----------|--------------|
|                                                                                                        | 2025-26        | 2024-25  | Increase (%) |
| <b>Average salary of all employees (other than Managerial Personnel) calculated on per month basis</b> | 35,206         | 42,960   | (17.13)%     |
| <b>Managerial Personnel:</b>                                                                           |                |          |              |
| Ashish Patel (MD)                                                                                      | 2,75,000       | 2,75,000 | 0            |
| Pranav Patel (CFO)                                                                                     | 33,000         | 33,000   | 0            |
| Khyati Patel (CS)                                                                                      | 50,000         | 50,000   | 0            |

**F. The key parameters for any variable component of remuneration availed by the directors;**

There are no variable components in remuneration package availed by the directors.

**G. Affirmation that the Remuneration is as per the Remuneration Policy of the Company:**



## **ANNUAL REPORT 2025-26**

It is hereby affirmed that the remuneration paid to the Directors, Key Managerial personnel and Senior Management is as per the Remuneration Policy.

### **H. Statement containing the particulars of employees in accordance with Rule 5 (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014:**

None of the employees of the company employed throughout the financial year 2025-26 and was paid remuneration in excess of the limits prescribed. i.e. Rs. 1.02 Crores per annum.

None of the employees employed for a part of the financial year 2025-26 at a rate which, in aggregate, was in excess of Rs. 8.50 Lacs per month.

None of the employees were employed throughout the financial year or part thereof, was in receipt of remuneration in that year which, in aggregate, or as the case may be, at a rate which, in the aggregate, is in excess of that drawn by the managing director or whole time director or manager and holds by himself or along with his spouse and dependent children, not less than two percent of the equity shares of the company.

By order of the Board of Directors of  
**RADHE DEVELOPERS (INDIA) LIMITED**  
Sd/-

**Date:** May 25, 2026  
**Place:** Ahmedabad

**ASHISH PATEL**  
**Chairman, CEO & Managing Director**  
**DIN: 00228026**



ANNEXURE – III

SECRETARIAL AUDIT REPORT

FORM NO. MR-3

FOR THE FINANCIAL YEAR ENDED ON MARCH 31, 2026

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members,

**RADHE DEVELOPERS (INDIA) LIMITED**

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **RADHE DEVELOPERS (INDIA) LIMITED** (hereinafter called 'the Company'). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the Financial Year ended on March 31, 2026 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:

- (i) The Companies Act, 2013 ('the Act') and the rules made thereunder ;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
  - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
  - (c) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
  - (d) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
  - (e) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;



## ANNUAL REPORT 2025-26

- (f) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (Not applicable to the Company during the audit period);
  - (g) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (Not applicable to the Company during the audit period);
  - (h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; (Not applicable to the Company during the audit period) and
  - (i) The Securities and Exchange Board of India (Buy-back of Securities) Regulations, 2018 (Not applicable to the Company during the audit period).
- (vi) Based on the representation received from the management, we hereby state Other laws applicable specifically to the Company, namely:-
- (a) Real Estate (Regulation and Development) Act, 2016;
  - (b) Gujarat Real Estate (Regulation and Development) (General) Rules, 2017;
  - (c) Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and the rules made by State of Gujarat thereunder;
  - (d) The Building and Other Construction Workers' Welfare Cess Act, 1996 and the rules made thereunder;
  - (e) Indian Stamp Act, 1899;
  - (f) Goods and Service Tax Act, 2017

I have also examined compliance with the applicable clauses of the Secretarial Standards issued by The Institute of Company Secretaries of India.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned hereinabove.

During the Period under review, provisions of the following Acts, Rules, Regulations, Guidelines, Standards, etc. were not applicable to the Company:

- (i) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;
- (ii) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
- (iii) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and
- (iv) The Securities and Exchange Board of India (Buy Back of Securities) Regulations, 2018;

### **I further report that:**

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all the directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further



## ANNUAL REPORT 2025-26

information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

As per the Minutes of the meetings duly recorded and signed by the Chairperson the decisions of the Board were unanimously and no dissenting views have been recorded.

**I further report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

\* During the year there was issue and allotment of 2,51,39,620 equity shares to Mr. Ashish Patel, by way of conversion of Loan into Equity. The Company has passed special resolution on December 26, 2025 for conversion of loan into equity.

For **Jalan Alkesh & Associates**

*Company Secretaries*

**Sd/-**

**Alkesh Jalan**

**Date** : May 25, 2026

**Place** : Ahmedabad

**FCS: 10620 CP NO: 4580**

**UDIN: F010620H000459354**

Note: This report is to be read with our letter of even date which is annexed as 'ANNEXURE-A' and forms an integral part of this report.



**ANNEXURE-A**

To,  
The Members of  
**RADHE DEVELOPERS (INDIA) LIMITED**

Our report of even date is to be read along with this letter:

1. Maintenance of secretarial record is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Where ever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The secretarial audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Disclaimer

7. We have not verified the correctness and appropriateness of financial records and books of Accounts of the Company.

**For Jalan Alkesh & Associates**  
*Company Secretaries*

**Sd/-**

**Alkesh Jalan**

**FCS: 10620 CP NO: 4580**

**UDIN: F010620H000459354**

**Date : May 25, 2026**

**Place : Ahmedabad**



**REPORT ON CORPORATE GOVERNANCE**

*Report on Corporate Governance pursuant to Schedule V (C) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations) and forming Part of the Board's Report for the year ended March 31, 2026. The Company has complied with the corporate governance requirements specified in Regulation 17 to 27 and Regulation 46 of the Listing Regulations.*

**1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE:**

Radhe Developers (India) Limited recognizes that Good Corporate Governance is fundamental to building a resilient and trustworthy organization. It serves as a vital tool in fostering enduring relationships with customers, suppliers, bankers, regulatory authorities, and most importantly, investors. Our governance framework is rooted in core values such as quality, commitment, customer orientation, transparency, and integrity, which guide every aspect of our business conduct.

The Company has consistently demonstrated a strong commitment to uphold high standards of Corporate Governance. This commitment is reflected in our internal systems, policies, and ethical practices which are aligned with the best industry standards. Through these mechanisms, we aim to create sustainable value for all stakeholders and earn their trust and confidence.

The Board of Directors, being the custodian of stakeholder interests, plays a pivotal role in providing strategic direction, setting performance benchmarks, and ensuring long-term value creation. The Board actively oversees the implementation of sound governance practices and ensures that the Company operates within the framework of laws, regulations, and ethical norms.

Our continued endeavor is to foster a culture of good governance that goes beyond compliance — a governance that is performance-oriented, integrity-driven, and centered on truth, transparency, accountability, and responsibility. This approach not only enhances stakeholder value but also strengthens the Company's relationship with its employees, investors, consumers, and the community at large. By embracing these principles, Radhe Developers (India) Limited aspires to maintain its legacy of ethical excellence and sustainable growth.

**2. BOARD OF DIRECTORS:**

The strength of the Board of Directors comprises of 7 Directors as on March 31, 2026. The Board of Directors comprises of Executive and Non-Executive Directors. There are 6 Non-Executive Directors and one Executive Director. The Chairman of the Board is Executive Director. The Directors are eminently qualified and experienced in business, finance and corporate management.

The table below provides the composition of the Board, the attendance of the Directors who served on the Board during the Financial Year 2025-26 at the Board Meetings and Annual General Meeting, and the number of directorships, chairmanships and memberships of companies held by them:

| Name of the Director & Designation & Age                                 | Composition and Category       | No. of Directorship in other Public Companies | *No. of committees of which Member(M)/ Chairman (C) | Board meeting attended | Attendance at the last AGM | No. of Shares held (As on March 31, 2026) |
|--------------------------------------------------------------------------|--------------------------------|-----------------------------------------------|-----------------------------------------------------|------------------------|----------------------------|-------------------------------------------|
| <b>Mr. Ashish Patel</b><br>Chairman, CEO & Managing Director<br>55 Years | Promoter<br>Executive Director | 1                                             | NIL                                                 | 8                      | YES                        | 13,07,35,560<br>(23.82%)                  |



## ANNUAL REPORT 2025-26

|                                                               |                        |     |     |   |     |                          |
|---------------------------------------------------------------|------------------------|-----|-----|---|-----|--------------------------|
| <b>Mrs. Jahnvi Patel</b><br>53 Years                          | Promoter Non-Executive | 1   | NIL | 8 | YES | 14,10,88,113<br>(25.70%) |
| <b>Mr. Alok Vaidya</b><br>70 Years                            | Non-Executive Director | NIL | NIL | 8 | YES | 4,00,000<br>(0.08%)      |
| <b>Mr. Bharat Pandya*</b><br>56 Years                         | Independent Director   | NIL | NIL | 8 | YES | 4,20,000<br>(0.08%)      |
| <b>Mr. Nirav Patel</b><br>46 years                            | Independent Director   | 1   | 1   | 8 | YES | 3,02,720<br>(0.05%)      |
| <b>Mr. Dineshsingh Kshatriya</b><br>55 Years                  | Independent Director   | 1   | NIL | 7 | YES | 60,000<br>(0.01%)        |
| <b>Mr. Rajendra Patel</b><br>55 years                         | Independent Director   | 1   | NIL | 6 | YES | NIL                      |
| <b>Mr. Tusharkumar Patel</b><br>38 Years<br>(Upto 29/05/2025) | Independent Director   | 1   | NIL | 1 | NA  | NIL                      |

\* Ceased to be Director with effect from the close of business hours on March 31, 2026, upon completing his term

### Notes:

- (1) \*Disclosure of Chairmanship & Membership includes membership of Audit and Stakeholder Relationship Committees in other Public Limited Companies.
- (2) Other directorships do not include alternate directorship, directorship of Private Limited Companies, Section 8 Companies of the Companies Act, 2013 and Foreign Companies.
- (3) None of the Directors of Board is a member of more than ten Committees and no Director is Chairman of more than five committees across all the Public companies in which they are Director. The necessary disclosures regarding Committee positions have been made by all the Directors.
- (4) None of the Independent Directors of the Company is holding position of Independent Director in more than 7 listed companies. Further, none of the Director of the Company serving as a Whole-Time Director in any Listed Company and is holding position of Independent Director in more than 3 Listed Company.
- (5) None of the Non-executive Directors has any pecuniary relationship, except Smt. Jahnvi Patel, who is relative of Managing Director of the Company.

### Details of the Directors seeking appointment / re-appointment in forthcoming Annual General Meeting

The information as required by SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in relation to appointment / reappointment of Directors of the Company are given in the Annexure of the Notice of the Annual General Meeting.

### Information on Board of Directors and Board Meetings

The Board of Directors is the apex body constituted by shareholders for overseeing the Company's overall functioning. The Board provides and evaluates the Company's strategic direction, management policies and their effectiveness, and ensures that shareholders' long-term interests are being served. The meetings of Board of Directors were held at the Registered Office of the Company.



## ANNUAL REPORT 2025-26

The functions performed by the Board include review of Minutes of Audit Committee Meetings and other Committees of the Board, adoption of financial results of the Company and review of Company's Operation & Performance. The Board meets at least once a quarter to review the quarterly performance and financial results of the Company. The maximum interval between any two meetings did not exceed 120 days.

The Chairman of the Board and Company Secretary, in consultation with other concerned members of the senior management, finalise the agenda for Board / Committee meetings.

The agenda and notes on agenda are circulated to Directors in advance, and in the defined agenda format. All material information is incorporated in the agenda for facilitating meaningful and focused discussions at the meeting. Where it is not practicable to attach any document to the agenda, it is tabled before the meeting with specific reference to this effect in the agenda.

The Company Secretary records minutes of proceedings of each Board and Committee meeting. Draft minutes are circulated to Board / Committee members for their comments as prescribed under Secretarial Standard-1. The minutes are entered in the Minutes Book within 30 days from the conclusion of the meeting.

The guidelines for Board / Committee meetings facilitate an effective post meeting follow-up, review and reporting process for decisions taken by the Board and Committees thereof.

Important decisions taken at Board / Committee meetings are communicated promptly to the concerned departments / divisions. Action taken report on decisions / minutes of the previous meeting(s) is placed at the succeeding meeting of the Board / Committees for noting.

The Company Secretary, while preparing the agenda, notes on agenda and minutes of the meeting(s), is responsible for and is required to ensure adherence to all applicable laws and regulations, including the Companies Act, 2013 read with rules issued thereunder, Listing Regulations and Secretarial Standards issued by the Institute of Company Secretaries of India.

The Board of Directors periodically reviews reports regarding operations, statutory compliance and other required information as enumerated in Part A of Schedule II of the Listing regulations and as required under relevant provisions of the Companies Act, 2013.

### Meetings of the Board and attendance

During the financial year 2025-26, Eight (8) meetings of the Board of Directors were held on May 24, 2025, July 02, 2025, July 28, 2025, August 11, 2025, October 16, 2025, November 24, 2025, January 30, 2026, & February 02, 2026. The attendance of the Directors at the meetings of the Board held during the financial year 2025-26 is set out below:

| Sr. No. | Name of Director          | Designation            | No. of Board Meetings held | No. of Board Meetings attended |
|---------|---------------------------|------------------------|----------------------------|--------------------------------|
| 1       | Mr. Ashish Patel          | Managing Director      | 8                          | 8                              |
| 2       | Mrs. Jahnvi Patel         | Non-Executive Director | 8                          | 8                              |
| 3       | Mr. Alok Vaidya           | Non-Executive Director | 8                          | 8                              |
| 4       | Mr. Bharat Pandya         | Independent Director   | 8                          | 8                              |
| 5       | Mr. Nirav Patel           | Independent Director   | 8                          | 8                              |
| 6       | Mr. Dineshsingh Kshatriya | Independent Director   | 7                          | 7                              |
| 7       | Mr. Rajendra Patel        | Independent Director   | 6                          | 6                              |
| 8       | Mr. Tusharkumar Patel     | Independent Director   | 1                          | 1                              |



## ANNUAL REPORT 2025-26

### Relationships between Director inter-se:

| Name of Director   | Designation                       | Relationship between Director Inter-se |
|--------------------|-----------------------------------|----------------------------------------|
| Shri Ashish Patel  | Chairman, CEO & Managing Director | Husband of Smt. Jahnavi A. Patel       |
| Smt. Jahnavi Patel | Women Director – Non Executive    | Wife of Shri Ashish P. Patel           |

### Confirmation in regard to Independent Directors

Based on the declaration received from the Independent Directors pursuant to Section 149(6) of the Companies Act, 2013, In the Opinion of the board, the Independent Directors fulfill the conditions specified in these regulations and are independent of the management.

### Meeting of Independent Directors

Schedule IV of the Companies Act, 2013 and Secretarial Standard – 1 on Meetings of the Board of Directors mandates that the Company's Independent Directors meet at least once in a financial year without the presence of executive directors and management personnel to review the performance of Non-Independent Directors and Board as whole.

During the Financial Year 2025-26, the Independent Directors met on February 02, 2026 and inter alia, reviewed performance of Non-Independent Directors, the board as a whole, Chairman of the Company and assessed the quality, quantity and timelines of flow of information between the Company's Management and the Board that is necessary for the board to effectively and reasonably perform their duties.

### Details of familiarization Programs

At the Board Meetings, apart from the regular agenda items, it is ensured that the Independent Directors are provided a deep and thorough insight into the business model of the Company. Familiarization Programs imparted to Independent Directors pursuant to Regulation 25(7) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is available on the website of the Company at <https://www.radhedevelopers.com/wp-content/uploads/2026/04/Familiarisation-of-ID-2026.pdf>.

### Chart or Matrix setting out Skills/ Expertise/ Competencies of the Board of Directors

The Members of the Board are committed to ensuring that the Board is in compliance with the highest standards of Corporate Governance. The table below summarizes the key skills, expertise, competencies and attributes which are taken into consideration by the Nomination and Remuneration Committee while recommending appointment of Directors on the Board.

| Sr. No. | Name               | Knowledge of Company's business | Sales & Marketing skills | Business strategy & Analytics, Critical & Innovative thinking | Corporate Management and Corporate Governance | Financial and Management skills, administration | Leadership and decision making | Behavioural skills | Risk identification |
|---------|--------------------|---------------------------------|--------------------------|---------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------|--------------------------------|--------------------|---------------------|
| 1       | Mr. Ashish Patel   | ✓                               | ✓                        | ✓                                                             | ✓                                             | ✓                                               | ✓                              | ✓                  | ✓                   |
| 2       | Mrs. Jahnavi Patel | ✓                               | ✓                        | ✓                                                             | ✓                                             | ✓                                               | ✓                              | ✓                  | ✓                   |
| 3       | Mr. Alok Vaidya    | ✓                               | ✓                        | ✓                                                             | ✓                                             | ✓                                               | ✓                              | ✓                  | ✓                   |



## ANNUAL REPORT 2025-26

|   |                           |   |   |   |   |   |   |   |   |
|---|---------------------------|---|---|---|---|---|---|---|---|
| 4 | Mr. Bharat Pandya*        | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5 | Mr. Dineshsingh Kshatriya | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6 | Mr. Rajendra Patel        | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7 | Mr. Nirav Patel           | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8 | Mr. Tusharkumar Patel**   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

\* Ceased to be Director w.e.f the close of business hours on March 31, 2026, upon completing his term

\*\*Resigned w.e.f. May 29, 2025

### Committees of the Board

The Company's guidelines relating to Board Meetings are applicable to Committee meetings. Each Committee has the authority to engage outside experts, advisors and counsels to the extent it considers appropriate to assist in its function. In conformity to the requirements of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) and Companies Act, 2013, the composition of these committees of Board are constituted and reconstituted.

As at March 31, 2026, the composition of the Committees of the Company was as follows:

| Name of Members                                  | Audit Committee | Stakeholders' Relationship Committee | Nomination & Remuneration Committee | CSR Committee |
|--------------------------------------------------|-----------------|--------------------------------------|-------------------------------------|---------------|
| Mr. Ashish Patel – Executive Director            | No              | Yes                                  | No                                  | Yes           |
| Mrs. Jahnvi Patel - Non Executive Director       | No              | No                                   | No                                  | No            |
| Mr. Alok Vaidya – Non Executive Director         | Yes             | Yes                                  | Yes                                 | No            |
| Mr. Bharat Pandya – Independent Director         | Yes             | Yes                                  | Yes                                 | Yes           |
| Mr. Tushar Patel – Independent Director          | No              | No                                   | No                                  | No            |
| Mr. Nirav Patel – Independent Director           | Yes             | No                                   | Yes                                 | Yes           |
| Mr. Dineshsingh Kshatriya – Independent Director | No              | No                                   | No                                  | No            |
| Mr. Rajendra Patel – Independent Director        | No              | No                                   | No                                  | No            |

### 3. AUDIT COMMITTEE:

In Conformity with the requirements of Regulation 18 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Section 177 of the Companies Act, 2013, as applicable, the strength of the Board as also of the Audit Committee is adequate. All the recommendations of the Audit Committee were accepted by the Board during the year.

#### Broad Terms of Reference of the Audit Committee

As at March 31, 2026, the Audit Committee of the Company comprises of Mr. Bharat Pandya (Chairman), Mr. Alok Vaidya, and Mr. Nirav Patel as members of the Committee. The Company Secretary acts as the Secretary to the Audit Committee.

The terms of reference of Audit Committee of the Company are in accordance with Section 177 of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 inter-alia, include the following:



## ANNUAL REPORT 2025-26

1. Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
2. Recommending to the Board the appointment, re-appointment and, if required, the replacement or removal of the statutory auditors and the fixation of audit fees, and confirm their independence;
3. Approval of payment to statutory auditors for any other services rendered, if authorised by the Board;
4. Review with the management, the annual financial statements and auditor's report thereon before submission to the board for approval;
5. Review with the management, the quarterly financial statements before submission to the Board for approval and secure the Certificate from CEO and CFO in terms of the requirements under the Listing Regulations;
6. Approval or any subsequent modification of transactions of the company with related parties;
7. Evaluate internal financial controls and risk management systems;
8. To review the functioning of the Whistle Blower mechanism;
9. Review with the management, performance of statutory and internal auditors, and adequacy of the internal control systems.
10. Any other terms of reference as may be included from time to time in the Listing Regulations.

During the Year 2025-26, the Audit Committee met Seven (7) times on May 24, 2025, July 28, 2025, August 11, 2025, October 16, 2025, November 24, 2025, January 30, 2026 and February 02, 2026.

Attendance of the Members in the Audit Committee Meetings:

| Name of Members   | Designation | No. of meetings held | No. of meetings attended |
|-------------------|-------------|----------------------|--------------------------|
| Mr. Bharat Pandya | Chairman    | 7                    | 7                        |
| Mr. Alok Vaidya   | Member      | 7                    | 7                        |
| Mr. Nirav Patel   | Member      | 7                    | 7                        |

#### 4. NOMINATION & REMUNERATION COMMITTEE:

As at March 31, 2026, the Nomination & Remuneration Committee of the Company comprises of Mr. Bharat Pandya (Chairman), Mr. Alok Vaidya, and Mr. Nirav Patel as members of the Committee. The Company Secretary acts as the Secretary to the Nomination & Remuneration Committee.

##### **Broad Terms of Reference of the Nomination & Remuneration Committee**

The terms of reference of Nomination & Remuneration Committee of the Company are in accordance with Section 178 of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, The Nomination & Remuneration Committee, *inter-alia*:

1. formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
2. formulation of criteria for evaluation of performance of independent directors and the board of directors;



## ANNUAL REPORT 2025-26

3. devising a policy on diversity of board of directors;
4. identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal;
5. Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.

During the Year 2025-26, the Nomination & Remuneration Committee met 6 (Six) times on May 24, 2025, July 02, 2025, July 28, 2025, August 11, 2025, October 16, 2025 and January 30, 2026.

Attendance of the Members in the Nomination & Remuneration Committee Meetings:

| Name of Members   | Designation | No. of meetings held | No. of meetings attended |
|-------------------|-------------|----------------------|--------------------------|
| Mr. Bharat Pandya | Chairman    | 6                    | 6                        |
| Mr. Alok Vaidya   | Member      | 6                    | 6                        |
| Mr. Nirav Patel   | Member      | 6                    | 6                        |

During the year under review there was no proposal to increase the remuneration of Executive Directors.

### All pecuniary relationship or transactions of the non-executive directors vis-à-vis the listed entity

During the year, there were no other pecuniary relationships or transactions of Non-Executive Directors with the Company.

### Performance Evaluation Criteria for Directors

The Nomination and Remuneration Committee has devised criteria for evaluation of the performance of the Directors including Independent Directors. The said criteria provide certain parameters like attendance, acquaintance with business, communicating *inter se* board members, effective participation, domain knowledge, and compliance with code of conduct, vision and strategy, benchmarks established by global peers etc., which is in compliance with applicable laws, regulations and guidelines.

### Remuneration of Directors

The Company doesn't pay any remuneration to the Non-Executive Directors of the Company. The Company paid to Shri Ashish Patel, CEO & Managing Director, and a salary of Rs. 33 Lacs per annum only.

### Sitting Fees

No Sitting Fees was paid to Non-Executive Directors for attending the Board Meetings.

### Remuneration Policy

The Company has adopted and implemented the Nomination and Remuneration Policy devised in accordance with Section 178(3) and (4) of the Companies Act, 2013 which is available on the website of the Company [www.radhedevelopers.com](http://www.radhedevelopers.com).

The remuneration payable to Directors, Key Managerial Personnel and Senior Management Person will involve a balance between fixed and incentive pay reflecting short term and long term performance objectives appropriate to the working of the Company and support in the achievement of Corporate Goals.



## ANNUAL REPORT 2025-26

### 5. STAKEHOLDERS' RELATIONSHIP COMMITTEE:

As at March 31, 2026, the Stakeholders' Relationship Committee of the Company comprises of Mr. Bharat Pandya (Chairman), Mr. Alok Vaidya, and Mr. Ashish Patel as members of the Committee. The Company Secretary acts as the Secretary to the Stakeholders' Relationship Committee.

During the Year 2025-26, the Stakeholders' Relationship Committee met 4 (four) times on May 24, 2025, July 28, 2025, October 16, 2025 and January 30, 2026.

Attendance of the Members in the Stakeholders' Relationship Committee Meetings:

| Name of Members    | Designation(s) | No. of meetings held | No. of meetings attended |
|--------------------|----------------|----------------------|--------------------------|
| Shri Bharat Pandya | Chairman       | 4                    | 4                        |
| Shri Alok Vaidya   | Member         | 4                    | 4                        |
| Shri Ashish Patel  | Member         | 4                    | 4                        |

During the financial year 2025-26, the Company received 4 complaints, which was duly resolved

The Stakeholders' Relationship Committee is entrusted with the responsibility of addressing and resolving the grievances of shareholders and investors in a timely and effective manner.

During the financial year 2025-26, all investor/shareholder complaints received by the Company were duly attended to and resolved within the stipulated timelines prescribed under the applicable laws and regulations. Accordingly, no investor/shareholder complaints remained unresolved as on March 31, 2026.

No instruments of transfer were pending as on March 31, 2026.

### 6. CORPORATE SOCIAL RESPONSIBILITY (CSR) COMMITTEE:

The Corporate Social Responsibility Committee constituted under Board to oversee and give directions to Company's CSR activities under section 135 of Companies Act, 2013. As at March 31, 2026, the Corporate Social Responsibility (CSR) Committee comprised Mr. Bharat Pandya as Chairman and Mr. Ashish Patel and Mr. Nirav Patel as Members of the Committee. During the financial year 2025-26, One (1) Meeting of CSR Committee was held on February 02, 2026.

### 7. GENERAL BODY MEETINGS:

#### ANNUAL GENERAL MEETINGS

During the preceding three years, the Company's Annual General Meetings were held at the Registered Office of the Company.

The date and time of Annual General Meetings held during last three years, and the special resolution(s) passed thereat, are as follows:

| Year    | Date               | Time       | Special Resolutions passed                                                                                                                                                                                                                                                                                                                                                     |
|---------|--------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2024-25 | September 23, 2025 | 11:00 a.m. | <ul style="list-style-type: none"> <li>- Appointment of Statutory Auditor to fill Casual Vacancy and to fix their remuneration.</li> <li>- Appointment of M/s. S Parth &amp; Co., Chartered Accountants as the Statutory Auditor.</li> <li>- Re-appointment of Shri Ashish Patel (DIN: 00228026) as Managing Director, designated as Chief Executive Officer (CEO).</li> </ul> |



## ANNUAL REPORT 2025-26

|         |                    |            |                                                                                                                                                                                                                                                                                                                                                                                       |
|---------|--------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                    |            | <ul style="list-style-type: none"> <li>- Appointment of Mr. Rajendra Bholabhai Patel (DIN: 00800183), as an Independent Director of the Company.</li> <li>- Appointment of Mr. Dineshsingh Kshatriya (DIN: 00789633), as an Independent Director of the Company; and</li> <li>- Appointment of M/s. Alkesh Jalan &amp; Associates as a Secretarial Auditor of the Company.</li> </ul> |
| 2023-24 | September 27, 2024 | 11:30 A.M. | - NIL                                                                                                                                                                                                                                                                                                                                                                                 |
| 2022-23 | September 19, 2023 | 11:30 a.m. | <ul style="list-style-type: none"> <li>- Re-appointment of Mr. Tusharkumar K. Patel (DIN: 06915474), as an Independent Director for the second term;</li> <li>- Appointment of Mr. Nirav Patel (DIN: 08150833), as an Independent Director of the Company.</li> </ul>                                                                                                                 |

### EXTRAORDINARY GENERAL MEETING (EGM)

One Extra-Ordinary General Meeting (EGM) was held during the financial year 2025-26.

| Sr. No. | Date              | Time       | Resolutions passed                                                                                               |
|---------|-------------------|------------|------------------------------------------------------------------------------------------------------------------|
| 1       | December 26, 2025 | 11:00 a.m. | - Approve The Issuance Of Equity Shares To Promoter And Promoters Group On Conversion Of Existing Unsecured Loan |

However, the details of the Extra-Ordinary General Meetings convened during the preceding three financial years, along with the special resolution(s) passed thereat, are as under:

| Sr. No. | Date              | Time       | Resolutions passed                                                                                                                                                                                                                        |
|---------|-------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | February 14, 2024 | 11:30 a.m. | - Approve The Issuance Of Equity Shares To Promoter And Promoters Group On Conversion Of Existing Unsecured Loan.                                                                                                                         |
| 2       | January 24, 2022  | 10:00 a.m. | <ul style="list-style-type: none"> <li>- Approval for Increase in Authorised Share Capital from Rs. 45,00,00,000/- to Rs. 1,00,00,00,000/-;</li> <li>- Approval to alter Clause V of Memorandum of Association of the Company;</li> </ul> |

### POSTAL BALLOT

The Company did not pass any resolutions through postal ballot during the financial year 2025-26. However, in the past three years, the Company sought shareholder approval via postal ballot for the following matters;

| Date of Postal Ballot Notice                                                                         | Particulars of Special Resolution passed                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| November 18, 2024<br>(The Resolution was passed with the requisite majority dated December 19, 2024) | Appointment of M/s. Parin Patwari & Co., Chartered Accountants 154571W), as statutory auditors of the Company to fill the casual vacancy caused by the resignation of M/s. Shah & Jhalawadia, Chartered Accountants. |

### Subsidiary Companies

The Company does not have any subsidiary Company.

## 8. MEANS OF COMMUNICATION

### Quarterly results



## ANNUAL REPORT 2025-26

The Company's Quarterly / Half-Yearly / Annual Financial Results were submitted to the Stock Exchanges immediately after the conclusion of the Board meetings and were also published in any two newspapers namely, in Free Press Gujarat (English) and Lok Mitra (Gujarati). The gist of the notice was also published in newspapers. Simultaneously, the results were also placed on the Company's website and can be accessed at <https://www.radhedevelopers.com/financial-quarterly-reporting/>.

### Website

In compliance with Regulation 46 of the Listing Regulations, a separate dedicated section under 'Investors' on the Company's website ([www.radhedevelopers.com](http://www.radhedevelopers.com)) gives information on various announcements made by the Company, status of unclaimed dividend, Annual Report, Quarterly/Half yearly/ Nine-months and Annual financial results along with the applicable policies of the Company.

### Annual Report

The Annual Report containing, *inter alia*, Audited Financial Statements, Board's Report, Auditors' Report and other important information is circulated to members and others entitled thereto. The Management's Discussion and Analysis Report forms a part of the Annual Report. The Company's Annual Report is also available in downloadable form on the Company's website and can be accessed at <https://www.radhedevelopers.com/financial-annual-reporting/>.

### BSE Corporate Compliance & Listing Centre ("Listing Centre")

BSE's Listing Centre is a web-based application designed for corporates. All periodical compliance filings like shareholding pattern, corporate governance report, media releases, statement of investor complaints, among others are also filed electronically on the Listing Centre.

### SEBI Complaints Redress System (SCORES)

The investor complaints are processed in a centralised web-based complaints redress system. The salient features of this system are: centralised database of all complaints, online upload of Action Taken Reports (ATRs) by concerned companies and online viewing by investors of actions taken on the complaint and its current status.

## 9. GENERAL SHAREHOLDER INFORMATION

### Company Registration Details

The Company is registered in the State of Gujarat, India. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L45201GJ1995PLC024491.

### Annual General Meeting

|              |   |                                          |
|--------------|---|------------------------------------------|
| Day & Date   | : | Saturday, September 19, 2026             |
| Time         | : | 11:00 A.M.                               |
| Venue        | : | At the Registered Office of the Company  |
| Book Closure | : | September 13, 2026 to September 19, 2026 |

The Members / Proxies who intend to attend the meeting are requested to bring the Attendance slip sent herewith duly filed in to the meeting. The instrument appointing the proxy, in order to be effective, should be duly stamped, completed and signed and deposited at the Registered Office of the Company not less than 48 hours before the commencement of the meeting.

### Financial Year

Starting on 1<sup>st</sup> April and ending on 31<sup>st</sup> March every year.



## ANNUAL REPORT 2025-26

### Dividend Payment Date

The Company has not declared any dividend since incorporation hence, it is not applicable.

### Listing on Stock Exchange:

#### Name of the Stock Exchange: **BSE Limited**

Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001

Tel.: +91 22-22721233/4 | Fax : +91 22-22721919

### Stock Code of the Company

ISIN : INE986B01044  
 Scrip Name : Radhe Developers (India) Limited  
 Security Code : 531273  
 Type of Shares : Equity Shares  
 No. of paid up shares : 54,88,81,540

### Payment of Listing Fees

Equity Shares of the Company as on the date are listed on the BSE Limited. The Company confirms that it has paid Annual Listing Fee for the Financial Year 2026-27 to the BSE Limited.

### Financial Calendar (Tentative)

|                                                               |   |                                    |
|---------------------------------------------------------------|---|------------------------------------|
| Financial Reporting for the Quarter ended June 30, 2026       | : | Within 45 days from end of quarter |
| Financial Reporting for the Quarter ended September 30, 2026  | : | Within 45 days from end of quarter |
| Financial Reporting for the Quarter ended December 31, 2026   | : | Within 45 days from end of quarter |
| Financial Reporting for the Quarter/year ended March 31, 2027 | : | Within 60 days from end of quarter |

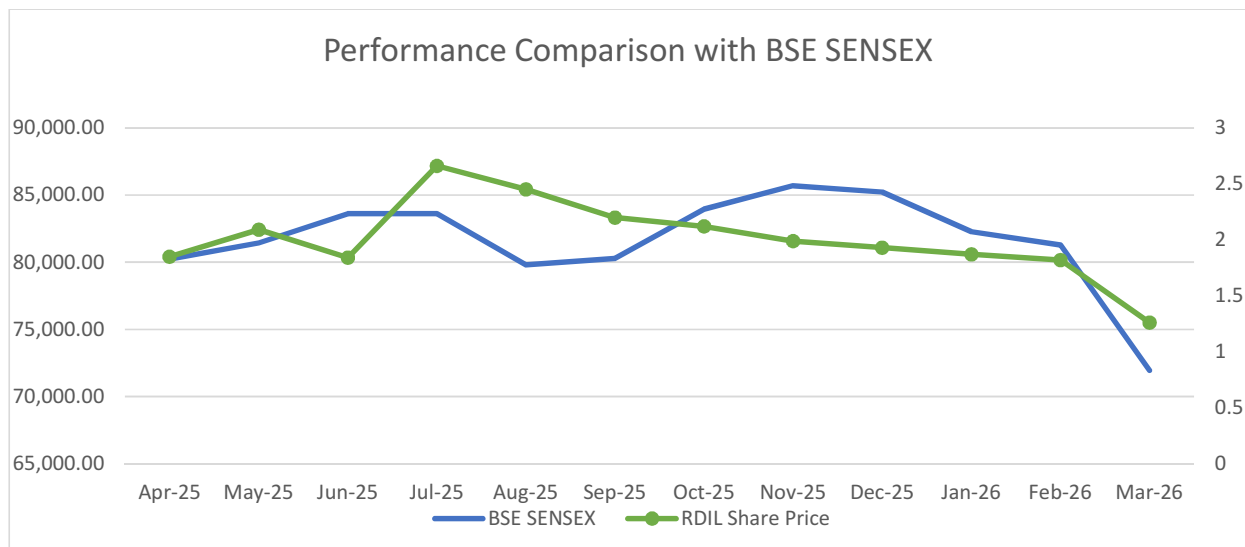
### Market Price Data (As obtained from BSE Website)

| Month & Year    | High Price | Low Price | Volume (No. of shares) |
|-----------------|------------|-----------|------------------------|
| April, 2025     | 2.21       | 1.39      | 40,98,463              |
| May, 2025       | 2.28       | 1.68      | 28,17,341              |
| June, 2025      | 2.05       | 1.84      | 17,20,622              |
| July, 2025      | 3.03       | 1.84      | 1,38,21,653            |
| August, 2025    | 2.99       | 2.33      | 65,28,927              |
| September, 2025 | 2.54       | 1.88      | 72,57,066              |
| October, 2025   | 2.33       | 2.02      | 44,06,581              |
| November, 2025  | 2.19       | 1.87      | 30,65,209              |
| December, 2025  | 2.12       | 1.55      | 38,10,385              |
| January, 2026   | 2.05       | 1.75      | 32,11,111              |
| February, 2026  | 1.97       | 1.72      | 31,18,803              |
| March, 2026     | 1.78       | 1.16      | 87,90,811              |



## ANNUAL REPORT 2025-26

### Performance in comparison to broad-based indices such as BSE SENSEX



### Registrar and Share Transfer Agent

#### MCS SHARE TRANSFER AGENT LIMITED

201, Shatdal Complex, 2<sup>nd</sup> Floor, Opp. Bata Show Room, Ashram Road, Ahmedabad - 380 009

Tel.: +91 79-26580461 / 62 / 63 | E-mail: mcsstaahmd@gmail.com

### Share Transfer System

As Per SEBI Notification No. SEBI/LAD-NRO/GN/2018/24 dated June 8, 2018 and further amendment vide Notification No. SEBI/LAD-NRO/GN/2018/49 dated November 30, 2018, requests for effecting transfer of securities (except in case of transmission or transposition of securities) shall not be processed from April 01, 2019 unless the securities are held in dematerialized form with the depositories. Therefore, Shareholders are requested to take action to dematerialize the Equity Shares of the Company, promptly.

The Company has obtained certificates from Company Secretary in Practice for compliance of share transfer formalities as per the requirement of Regulation 40(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Company also obtains reconciliation report from Practicing Company Secretary on quarterly basis. The audit has confirmed that the total issued / paid-up capital is in agreement with the aggregate total number of shares in physical form and the total number of dematerialized shares held with NSDL and CDSL.

### Distribution of Shareholding as on March 31, 2026

#### a. Distribution of equity shareholding as on March 31, 2026:

| Range<br>(No. of Shares) | No. of<br>Shareholders | % of<br>Shareholders | Total Shares in<br>the range | % of Shares |
|--------------------------|------------------------|----------------------|------------------------------|-------------|
| Up to 500                | 23619                  | 52.48                | 3021801                      | 0.55        |
| 501 to 1000              | 5096                   | 11.32                | 4401396                      | 0.80        |
| 1001 to 2000             | 6669                   | 14.82                | 11821425                     | 2.15        |
| 2001 to 3000             | 1896                   | 4.21                 | 4966292                      | 0.91        |
| 3001 to 4000             | 1361                   | 3.02                 | 5076997                      | 0.93        |



## ANNUAL REPORT 2025-26

|                 |              |               |                  |               |
|-----------------|--------------|---------------|------------------|---------------|
| 4001 to 5000    | 1147         | 2.55          | 5501404          | 1.00          |
| 5001 to 10000   | 2322         | 5.16          | 18270397         | 3.33          |
| And Above 10000 | 2899         | 6.44          | 495821828        | 90.33         |
| <b>Total</b>    | <b>45009</b> | <b>100.00</b> | <b>548881540</b> | <b>100.00</b> |

### b. Categories of equity shareholding as on March 31, 2026:

| Category                  | Number of equity shares held | Percentage of holding (%) |
|---------------------------|------------------------------|---------------------------|
| Promoters                 | 27,27,24,653                 | 49.69                     |
| Clearing Member           | 5,71,160                     | 0.10                      |
| Mutual Funds              | 1,96,000                     | 0.04                      |
| Indian Public and others  | 25,76,13,996                 | 46.93                     |
| Corporate Bodies          | 58,79,074                    | 1.07                      |
| NRI                       | 41,15,138                    | 0.75                      |
| HUF                       | 77,78,019                    | 1.42                      |
| NBFCs Registered with RBI | 3,500                        | 0.00                      |
| <b>Total</b>              | <b>54,88,81,540</b>          | <b>100.00</b>             |

### c. Top ten equity shareholders of the Company as on March 31, 2026:

| Sr. No. | Name of the Shareholder      | Number of equity shares held | Percentage of holding (%) |
|---------|------------------------------|------------------------------|---------------------------|
| 1       | Jahnvi Ashishbhai Patel      | 14,10,88,113                 | 25.70                     |
| 2       | Ashish Patel                 | 13,07,35,560                 | 23.82                     |
| 3       | Udaybhai Dineshchandra Bhatt | 3,78,66,483                  | 6.90                      |
| 4       | Naimish Yadukant Patel       | 1,23,10,000                  | 2.24                      |
| 5       | Jagat Jayantkumar Parikh     | 87,50,000                    | 1.59                      |
| 6       | Ashish Kumar Dhanwani        | 42,00,000                    | 0.77                      |
| 7       | Ajaykumar Mahendrakumar Shah | 31,06,694                    | 0.57                      |
| 8       | Arpan Ashwinbhai Choksi      | 17,28,000                    | 0.31                      |
| 9       | Robin Ramavtar Goenka        | 15,25,800                    | 0.28                      |
| 10      | Mit Rajen Thakkar            | 14,96,600                    | 0.27                      |

### Dematerialization of Shares and Liquidity

The Company's shares are compulsorily traded in dematerialized mode. As on March 31, 2026, 98.31% shares were held in dematerialized form and balance 1.69% shares were held in physical form. Those shareholders whose shares are held in physical form are requested to dematerialize the same at the earliest in their own interest. The demat security code (ISIN) for the equity shares is INE986B01044.

As on March 31, 2026, the break-up of share capital of the capital of the Company held in dematerialized and Physical form is as under:

| Mode                   | No. of Equity Shares | % of total Shares |
|------------------------|----------------------|-------------------|
| Demat Shares with NSDL | 38,32,04,326         | 69.82             |
| Demat Shares with CDSL | 15,63,85,214         | 28.49             |
| Physical Shares        | 92,92,000            | 1.69              |
| <b>Total</b>           | <b>54,88,81,540</b>  | <b>100.00</b>     |



## ANNUAL REPORT 2025-26

### **Outstanding GDRS / ADRS / Warrants / Any Other Convertible Instruments, Conversion date and likely impact on equity**

The Company has not issued any GDRs/ADRs/Warrants or any convertible instruments in the past and hence, as on March 31, 2026, the Company does not have any outstanding GDRs/ADRs/Warrants or any convertible instruments.

### **Plant Location**

The Company is engaged in Real Estate business activities, it does not have any manufacturing plant. The Company has various projects spread across in and around Ahmedabad.

### **Address for Correspondence**

For any queries relating to the shares of the Company, correspondence may be addressed to the Company's RTA at:

#### ***M/s. MCS Share Transfer Agent,***

Branch Office: 201, Shatdal Complex, Opposite Bata Showroom, Ashram Road, Ahmedabad – 380009, Gujarat.

Tele: 079-26580461/0462/0463

E-mail: [mcsstaahmd@gmail.com](mailto:mcsstaahmd@gmail.com)

Website: [www.mcsregistrars.com](http://www.mcsregistrars.com)

The documents will also be accepted at the Registered Office of the Company:

#### ***Radhe Developers (India) Limited***

Radhe Acres, Block No. 220, 226 & 227, B/h. Applewoods Township, Shela, Ahmedabad - 380058, Gujarat - INDIA

Tel.: +91 79 26583381 | Fax: +91 79-26585567 | E-mail: [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com)

Website: [www.radhedevelopers.com](http://www.radhedevelopers.com) | CIN: L45201GJ1995PLC024491

Shareholders are requested to quote their Folio No./ DP ID & Client ID, e-mail address, telephone number and full address while corresponding with the Company and its RTA.

### **Credit Ratings:**

During the Financial year 2025-26, the Company has not obtained any Credit Ratings.

### **Investor Helpdesk**

Shareholders / *Investors can also send their queries through e-mail to the Company at [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com). This designated e-mail has also been displayed on the Company's website [www.radhedevelopers.com](http://www.radhedevelopers.com) under the section 'Investors'.*

### **Compliance Officer**

The Company has appointed Ms. Khyati K. Patel as a Compliance Officer. The email address of compliance officer is [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com).

### **Change in Shareholders Details**

In case you are holding your shares in dematerialized form (e.g. in electronic mode), communication regarding change in address, bank account details, change in nomination, dematerialization of your share certificates or other inquiries should be addressed to your DP where you have opened your Demat



## ANNUAL REPORT 2025-26

Account, quoting your client ID number. In case of physical holding of shares, any communication for change of any details should be addressed to Registrar & Share Transfer Agent of the Company MCS Share Transfer Agent Limited, as per address mentioned above.

### **Nomination Facility**

Individual shareholders holding shares singly or jointly in physical form can nominate a person in whose name the shares shall be transferable in case of death of the registered shareholder(s). Nomination facility in respect of shares held in electronic form is also available with the Depository Participants as per the bye-laws and business rules applicable to NSDL or CDSL. Nomination forms can be obtained from the Company's Registrar and Share Transfer Agent (RTA).

### **Service of documents through electronic mode**

As a part of Green Initiative, the members who wish to receive the notices/documents through e-mail, may kindly intimate their e-mail addresses to the Company's Registrar and Share Transfer Agent, MCS Share Transfer Agent Limited or to the company by submitting a written request letter.

### **Proceeds from Public Issue / Rights Issue / Preferential Issue / Warrant Conversion**

During the year, the Company did not raise funds through a public issue or rights issue or warrant conversion. During the year, the Company allotted 2,51,39,620 equity shares on a preferential basis to the Promoter pursuant to conversion of unsecured loan into equity.

### **Details of Dividend**

The Company has not declared dividend in the past.

### **Details of Unpaid Dividend**

Since, the Company has not paid any dividend, in past years and so there is no unpaid dividend amount.

## **10. OTHER DISCLOSURES**

### **Related Party Transaction**

The Company has no materially significant related party transactions with related parties during the financial year which were in conflict with the interest of the Company. All Related Party Transactions during the year have been disclosed vide Note No. 36 of notes on financial statements as per the requirement of "Ind AS 24 - Related Party Disclosure issued by Institute of Chartered Accountants of India (ICAI)".

All the transactions entered into with Related Parties as defined under Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 during the financial year were in the Ordinary Course of business and on arms length pricing basis and do not attract the provisions of Section 188 of the Companies Act, 2013. Prior approval of the Audit Committee is obtained for all Related Party Transactions.

Since there are no material related party transaction and hence particulars required to be given in form AOC – 2 pursuant to Section 188 of the Companies Act, 2013 is not applicable

The Board has approved a policy for related party transactions which is available on the website of the Company at <https://www.radhedevelopers.com/codes-policies/>.



## ANNUAL REPORT 2025-26

Business risk evaluation and management is an ongoing process within the Organization. During the period under review, a detailed exercise on the Business Risk Management was carried out covering all aspects of business operations.

### **Certificate from Company Secretary in Practice**

Certificate has been received from a company secretary in practice M/s. Jalan Alkesh & Associates stating that none of the directors on the Board of the company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/Ministry of Corporate Affairs or any such statutory authority and the same is also attached to this report.

**Details of Non-Compliance by the Company, Penalties, and Strictures Imposed On the Company by Stock Exchange or SEBI, or Any Statutory Authority, On Any Matter Related To Capital Markets, During the Last Three Years: NIL**

### **Establishment of Vigil/Whistle Blower Mechanism**

The Company has established a mechanism for directors and employees to report concerns about unethical behavior, actual or suspected fraud, or violation of the Code. It also provides for adequate safeguards against the Victimization of employees who avails the mechanism, and allows the direct access to the chairperson of the Audit Committee in exceptional cases.

During the year 2019-20, the Whistle Blower policy was amended in line with SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018 ("the insider trading regulations"), enabling employees to report any violations under the insider trading regulations and leak of Unpublished Price-Sensitive

Information (UPSI). The Vigil Mechanism and Whistle Blower Policy is available on the website of the company.

No Personnel were denied access to the Audit Committee of the Company with regards to the above.

### **Adoption of Mandatory and Non-Mandatory requirements**

The Company has complied with all mandatory requirements of Regulation 34 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Company has adopted following non-mandatory requirements of Regulation 27 and Regulation 34 of the Listing Regulations.

- **The Board**  
The Company has an Executive Chairman and hence, the need for implementing this non-mandatory requirement does not arise.
- **Modified Opinion(s) Audit Report**  
The Company already has a regime of unqualified financial statements. Auditors have raised no qualification on the financial statements.
- **Reporting of Internal Auditor**  
The Internal Auditor of the company is a permanent invitee to the Audit Committee meeting and regularly attends the Meeting for the reporting their findings of the internal audit to the Audit Committee Members.
- **Shareholders Right**  
The Quarterly, Half-yearly and Annual Financial Results of the Company are published in newspapers and posted on Company's website [www.radhedevolvers.com](http://www.radhedevolvers.com). The same are also available on the



## ANNUAL REPORT 2025-26

site of the stock exchange (BSE Limited) where the shares of the Company are listed i.e. [www.bseindia.com](http://www.bseindia.com).

### Web link of Policy for determining 'material' subsidiaries and related party transactions

The Company does not have any subsidiary. The web link of policy for dealing with related party transactions can be accessed on <http://www.radhedevelopers.com/investors/policies-of-rdil/>.

### Commodity price risk or foreign exchange risk and hedging activities

The Company does not deal in commodities and hence the disclosure pursuant to SEBI Circular dated November 15, 2018 is not required to be given.

### Details of preferential allotment or qualified institutional placement as specified under Regulation 32 (7A) of the Listing Regulations

During the year, 2,51,39,620 equity shares were allotted on a preferential basis to Mr. Ashish Patel, Promoter pursuant to conversion of unsecured loan into equity.

### Demat Suspense Account/Unclaimed Suspense Account

There are no shares lying in the demat suspense account or unclaimed suspense account.

### Recommendations of Committees of the Board

There were no instances during the financial year under review, wherein the Board had not accepted recommendations made by any committee of the Board.

### Total Fees paid to Statutory Auditors of the Company

Total fees of Rs. 1.17 Lacs (Rupees One Lakh Seventeen Thousand Only) for financial year 2025-26, for all services, was paid by the Company to the statutory auditor. The Company does not have any Subsidiaries.

### Disclosure relating to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

The Company has in place an effective mechanism for dealing with complaints relating to sexual harassment at workplace. The details relating to the number of complaints received and disposed of during the financial year 2025-26 are as under:

| Sr. No. | Particulars                                                   | No. of Complaints |
|---------|---------------------------------------------------------------|-------------------|
| 1.      | Number of complaints filed during the financial year:         | NIL               |
| 2.      | Number of complaints disposed of during the financial year:   | NIL               |
| 3.      | Number of complaints pending as on end of the financial year: | NIL               |

### Risk Management

The Company has framed a formal Risk Management Framework for risk assessment and risk minimization to ensure smooth operation and effective management control. The Audit Committee has to review the adequacy of the risk management framework of the Company, the key risks associated with the business and to measure the steps to minimize the same.

### Code of Conduct for Prohibition of Insider Trading



## ANNUAL REPORT 2025-26

During the year 2018-19, the Company has amended the Insider Trading Policy in line with SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018. The policy includes Policy and Procedures for inquiry in case of leak of UPSI or suspected leak of UPSI.

The amended policy is available on our website ([www.radhedevelopers.com](http://www.radhedevelopers.com)).

### SEBI Complaints Redress System (SCORES)

SEBI administers a centralized web-based complaints redress system (SCORES). It enables investors to lodge and follow up complaints and track the status of Redressal online on the website [www.scores.gov.in](http://www.scores.gov.in). It also enables the market intermediaries and listed companies to receive the complaints from investors against them, redress such complaints and report redressal. All the activities starting from lodging of a complaint till its disposal are carried online in an automated environment and the status of every complaint can be viewed online at any time. The Company has registered itself on SCORES and endeavors to resolve all investor complaints received through SCORES. There was no unattended or pending investor grievance as on March 31, 2026. Details of Investor Complaints Received and redressed during the year 2025-26 are as follows:

| Opening Balance | Received during the year | Resolved during the year | Closing Balance |
|-----------------|--------------------------|--------------------------|-----------------|
| 0               | 4                        | 4                        | 0               |

### CEO and CFO Certification

CEO & Managing Director and Chief Financial Officer of the Company give annual certification on financial reporting and internal controls to the Board in terms of Regulation 17(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The CEO & Managing Director and Chief Financial Officer also give quarterly certification on financial results while placing the financial results before the Board in terms of Regulation 33(2) of the Listing Regulations. The annual certificate given by CEO & Managing Director and Chief Financial Officer is published in this Report.

### Compliance Certificate from the Auditors

As required by Schedule V (E) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Auditors' certificate on Corporate Governance is annexed to this report.

### Website

The Company ensures dissemination of applicable information under Regulation 46(2) of the Listing Regulations on the Company's website ([www.radhedevelopers.com](http://www.radhedevelopers.com)). A separate section on 'Investors' on the website contains details relating to the financial results declared by the Company, annual reports, Corporate Governance Report, press releases, shareholding patterns and such other material information which is relevant to shareholders.

---

#### DECLARATION REGARDING COMPLIANCE BY BOARD MEMBERS AND SENIOR MANAGEMENT PERSONNEL WITH THE COMPANY'S CODE OF CONDUCT

*(Pursuant to Regulation 26(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,  
2015 and the Companies Act, 2013)*

This is to confirm that the Company has adopted a Code of Conduct for its employees including the Managing Director and Executive Directors. In addition, the Company has adopted a Code of Conduct for



## **ANNUAL REPORT 2025-26**

its Non-Executive Directors and Independent Directors. These Codes are available on the Company's website.

I confirm that the Company has in respect of the year ended March 31, 2026, received from the Senior Management Team of the Company and the Members of the Board a declaration of compliance with the Code of Conduct as applicable to them.

For the purpose of this declaration, Senior Management Team means the Chief Financial Officer, HR, Marketing Head and the Company Secretary as on March 31, 2026.

**Ashish Patel**

*Chairman, CEO and Managing Director*

Ahmedabad,

May 25, 2026

**INDEPENDENT AUDITOR'S CERTIFICATE ON CORPORATE GOVERNANCE**

*(Pursuant to Schedule V (E) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)*

To,  
The Members

**RADHE DEVELOPERS (INDIA) LIMITED**

We, S. Parth & Co., Chartered Accountants, the Statutory Auditors of Radhe Developers (India) Limited ('the Company') have examined the compliance of conditions of Corporate Governance by the Company for the year ended March 31, 2026 as stipulated in Regulation 17 to 27, clause (b) to (i) of Regulation 46(2) and paragraphs C and D of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations').

**Management's Responsibility**

The compliance of the conditions of Corporate Governance is the responsibility of the management. This responsibility includes the design, implementation and maintenance of internal control and procedures to ensure the compliance with the conditions of the Corporate Governance stipulated in the SEBI Listing Regulations.

**Auditor's Responsibility**

Our responsibility is limited to examining the procedures and implementation thereof, adopted by the Company for ensuring compliance with the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

We have examined the books of account and other relevant records and documents maintained by the Company for the purpose of providing reasonable assurance on the compliance with Corporate Governance requirements by the Company.

We have carried out an examination of the relevant records of the Company in accordance with the Guidance Note on Certification of Corporate Governance issued by the Institute of Chartered Accountants of India (the ICAI), the Standards on Auditing specified under Section 143(10) of the Companies Act, 2013, in so far as applicable for the purpose of this certificate and as per the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI which requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

**Opinion**

Based on our examination of the relevant records and according to the information and explanations provided to us and representations provided by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Regulation 17 to 27, clause (b) to (i) of Regulation 46(2) and paragraphs C and D of Schedule V of the Listing Regulations during the year ended March 31, 2026.

We state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

The certificate is being issued on request of the management of the Company without any liability (financial or otherwise) on our part.

For, S. Parth & Co.,  
Chartered Accountant  
FRN: 154463W

Date: May 25, 2026

CA PARTH SHAH  
Proprietor  
Membership No: 198530  
UDIN: 26198530IHWROQ4232

**CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS**

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10) (i) of the SEBI (listing obligations and Requirements) Regulations, 2015)

To,  
The Members of  
**RADHE DEVELOPERS (INDIA) LIMITED**

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Radhe Developers ( India ) Limited having CIN: L45201GJ1995PLC024491 and having registered office at Radhe Acres, B/h. Applewoods Township, Shela, Ahmedabad – 380058, Gujarat - India (hereinafter referred to as 'the company'), produced before us by the Company for the purpose of issuing this certificate in accordance with Regulation 34 (3) read with Schedule V Para-C clause (10) (i) of the SEBI (listing obligations and Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verification (including Directors Identification Number (DIN) status at the Portal [www.mca.gov.in](http://www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers we hereby certify that none of the Directors on the Board of the company as stated below for the Financial Year ending on March 31, 2026 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

| Sr. No. | Name of Director           | DIN      | Date of Appointment in Company |
|---------|----------------------------|----------|--------------------------------|
| 1.      | Ashish Patel               | 00228026 | 17/02/1995                     |
| 2.      | Jahnavi Ashishbhai Patel   | 00230301 | 29/09/2015                     |
| 3.      | Alok Hrishikesh Vaidya     | 00101864 | 14/03/2005                     |
| 4.      | Bharat Sakarlal Pandya     | 07521459 | 23/05/2016                     |
| 5.      | Tusharkumar Kalidas Patel* | 06915474 | 20/07/2018                     |
| 6.      | Nirav Vasantlal Patel      | 08150833 | 29/07/2023                     |
| 7.      | Dineshsingh Kshatriya      | 00789633 | 02/07/2025                     |
| 8.      | Rajendra Patel             | 00800183 | 28/07/2025                     |

\*Resigned w.e.f. May 29, 2025

Ensuring the eligibility of for the appointment/ continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**For, Jalan Alkesh & Associates,  
Company Secretaries**

Sd/-

**Alkesh Jalan  
Proprietor**

**ACS No.: 15677**

**C.P. No.: 4580**

**UDIN: F010620H000459398**

**Place: Ahmedabad**

**Date: 25/05/2026**



## ANNUAL REPORT 2025-26

### CHIEF EXECUTIVE OFFICER AND CHIEF FINANCIAL OFFICER CERTIFICATION

*(Pursuant to Regulation 17(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)*

We, **Mr. Ashish Patel, Chief Executive Officer & Managing Director** and **Mr. Pranav Patel, Chief Financial Officer** of Radhe Developers (India) Limited, to the best of our knowledge and belief, certify that :

1. We have reviewed the Financial Statements and Cash Flow Statement for the year ended March 31, 2026 and that to the best of our knowledge and belief :
  - a. These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
  - b. These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
2. We also certify that based on our knowledge and information provided to us, there are no transactions entered into by the Company during the year which are fraudulent, illegal or violate the Company's code of conduct.
3. We accept the responsibilities for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps taken or propose to take to rectify these deficiencies.
4. We have indicated to the Auditors and the Audit Committee :
  - a. There have been no significant changes in internal control system during the year;
  - b. There are no significant changes in Accounting Policies during the year.
  - c. There have been no instances of significant fraud of which we have become aware, involving management or an employee having a significant role in the Company's internal control system.

**Date** : May 25, 2026

**Place** : Ahmedabad

**Ashish Patel**  
**CEO & Managing Director**

**Pranav Patel**  
**Chief Financial Officer**

**MANAGEMENT'S DISCUSSION AND ANALYSIS REPORT****Indian Economic Scenario**

The global economy continued to demonstrate resilience during 2025 despite persistent geopolitical uncertainties, trade disruptions and evolving monetary policies across major economies. Inflation moderated across several advanced and emerging economies, enabling central banks in many jurisdictions to gradually ease monetary policy. Although global growth remained below long-term averages, stable financial markets, resilient labor markets and improving consumer demand supported economic activity.

According to the International Monetary Fund (IMF), global economic growth is estimated at around 3.0% in 2025, while inflation has continued its downward trajectory. The easing of inflationary pressures and improving financial conditions are expected to support moderate global growth in the coming years.

India continued to be one of the fastest-growing major economies in the world, supported by strong domestic consumption, sustained public capital expenditure, healthy banking and financial sectors, and increasing private investments. Robust infrastructure development, digital transformation, manufacturing growth under the Production Linked Incentive (PLI) Schemes and policy reforms continued to strengthen the country's economic fundamentals.

The Reserve Bank of India (RBI) maintained a balanced monetary policy approach with inflation remaining within its target range for most part of the year. Healthy foreign exchange reserves, stable fiscal management, increasing GST collections, rising manufacturing activity and continued government focus on infrastructure have reinforced India's macroeconomic stability.

India's long-term growth prospects remain favorable, supported by rapid urbanization, demographic advantages, increasing disposable incomes, expanding middle-class population and sustained government reforms.

**Industry Structure and Developments**

The Indian real estate sector continued its growth trajectory during FY 2025-26, supported by healthy demand across residential, commercial and mixed-use developments. Demand remained particularly strong in premium and mid-income residential housing, while commercial office leasing improved owing to expansion by Global Capability Centres (GCCs), technology companies and financial institutions.

The increasing adoption of digital technologies, greater transparency under RERA, improved financing availability and rising institutional investments have further strengthened the Indian real estate market. Tier-II and Tier-III cities have also emerged as attractive destinations due to improved connectivity and rapid urban development.

**Opportunities**

The Indian real estate sector continues to offer significant growth opportunities driven by urbanization, rising incomes and increasing demand for quality housing. Government investment in infrastructure, connectivity and affordable housing is expected to further support the sector. Growing demand in metropolitan as well as Tier-II and Tier-III cities provides opportunities for expansion. Increased transparency and formalization of the sector through RERA and other regulatory reforms are expected to strengthen customer confidence. The Company will continue to explore suitable opportunities with a focus on prudent project selection, quality, timely execution and sustainable growth.

**Threats**

Despite the positive outlook, the sector faces certain challenges:



## ANNUAL REPORT 2025-26

- Reversal of inflationary gains and tightening of interest rates.
- Geopolitical tensions affecting supply chains.
- Any slowdown in India's economic growth.
- Escalation in raw material prices impacting housing affordability.
- Prolonged approval processes delaying project execution.

### Segment-wise Performance

In accordance with Indian Accounting Standard (Ind AS) 108 – Operating Segments, and based on the internal reporting reviewed by the Chief Operating Decision Maker, the Company operates in a single reportable business segment, namely Construction and Real Estate Development.

### Outlook

India is expected to remain among the fastest-growing major economies over the medium term. Continued government investment in infrastructure, favourable demographics, increasing urbanisation and sustained demand for quality housing are expected to support long-term growth of the real estate sector.

The Company remains focused on strengthening its project execution capabilities, maintaining financial discipline, identifying growth opportunities and delivering quality developments that create long-term value for its stakeholders.

### Risks and Concerns

The Company has established an enterprise-wide risk management framework to identify, assess and mitigate business risks.

Major risks include:

- Delays in project approvals due to absence of a single-window clearance system.
- Rising cost of construction materials and labour.
- Funding constraints for large-scale projects.
- Availability and acquisition of suitable land parcels.
- Dependence on monsoon performance for sustaining rural demand.
- Market demand fluctuations.
- Environmental and sustainability-related compliance requirements.

### Internal Financial Control Systems and Adequacy

The Company has in place a robust system of internal financial controls, commensurate with its size and operations. The system ensures:

- Reliable financial reporting in compliance with applicable standards,
- Safeguarding of assets against unauthorized use, and
- Adherence to applicable laws, regulations and internal policies.

The Internal Auditors periodically review the adequacy and effectiveness of these controls. Findings and recommendations are reviewed by the Audit Committee to ensure continuous improvement.

### Discussion on Financial Performance with respect to Operational Performance

a) Share Capital: The Company's issued and subscribed share capital consists of Equity Share capital. The paid-up share capital of the Company as at 31st March, 2026, stood at Rs. 54,88,81,540/- comprising of 54,88,81,540 Equity Shares of Rs. 1/- each.



## ANNUAL REPORT 2025-26

b) Non-Current Assets & Non- Current Liabilities: During the year under review, the Non-Current Assets and Non-Current Liabilities stood at Rs. 7342.98 Lakhs and Rs. 6774.36 Lakhs respectively.

c) Current Assets & Current Liabilities: During the year under review, the Current Assets and Current Liabilities stood at Rs. 6226.16 Lakhs and Rs. 7061.22 Lakhs respectively.

During the year under review, the Company registered total revenue of Rs. 1124.36 lakh as compared to Rs. 768.59 lakh for the previous year and Profit before Tax stood at Rs. 342.75 lakh for the year under review as compared to 145.33 lakh for the previous year.

### Material Developments Human Resources / Industrial Relations

The timely availability of skilled and technical personnel is one of the key challenges. The Company maintains healthy and motivating work environment through various measures. This has helped the Company to recruit and retain skilled work force which would result in timely completion of the projects. The Company has cordial relation with the employees and contractors of the company. The staff has the depth of experience and skills to handle company's activities. Skilled team of workers and other professionals ensure superior quality standards during every stage of work. The total employee strength as on March 31, 2026 was 17.

### Details of significant changes in key Financial Ratios & Return on Net worth

Pursuant to amendment made in schedule V to the Listing Regulations, details of significant changes (i.e. change of 25% or more as compared to the immediately previous financial year) in Key Financial Ratios and any changes in return on net worth of the Company (on standalone basis) including explanations therefor are given below:

| Particulars                 | FY ended 31 <sup>st</sup><br>March, 2026<br>(in %) | FY ended 31 <sup>st</sup><br>March, 2025<br>(in %) | Changes<br>Between<br>CY & PY | Explanation                                                                 |
|-----------------------------|----------------------------------------------------|----------------------------------------------------|-------------------------------|-----------------------------------------------------------------------------|
| Debtors Turnover            | NA                                                 | NA                                                 | NA                            | As there is no debtors so this ratio is not relevant.                       |
| Inventory Turnover          | 0.21                                               | 0.15                                               | 40.88                         | Increase in account of Increase In cost of goods sold in line with Volumes. |
| Interest Coverage Ratio     | 5.30                                               | 2.43                                               | 118.07                        | Increase is due to Increase in proceeds compare to the last FY Year.        |
| Current Ratio               | 0.99                                               | 0.97                                               | 1.86                          | Increase is due to Decrease In Current Borrowings                           |
| Debt Equity Ratio           | 0.43                                               | 0.58                                               | -25.67                        | The decrease is on account of Decrease in short term debts.                 |
| Operating Profit Margin (%) | 38.02                                              | 32.23                                              | 17.99                         | Increase is on account of increase In sale volumes.                         |
| Net Profit Margin (%)       | 29.20                                              | 18.59                                              | 57.10                         | Increase is on account of increase In sale volumes.                         |
| Return on Net worth (%)     | 6.04                                               | 4.08                                               | 47.88                         | Increase is on account of increase In Net Profit Margin.                    |



**Cautionary Statement**

The above Management Discussion and Analysis contains certain forward looking statements within the meaning of applicable security laws and regulations. These pertain to the Company's future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc. In accordance with the Code of Corporate Governance approved by the Securities and Exchange Board of India, shareholders and readers are cautioned that in the case of data and information external to the Company, no representation is made on its accuracy or comprehensiveness though the same are based on sources thought to be reliable. The Company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the Company.

**INDEPENDENT AUDITOR'S REPORT****To the members of RADHE DEVELOPERS (INDIA) LIMITED****Report on the Audit of the Standalone Financial Statements****Opinion**

I have audited the accompanying standalone financial statements of **RADHE DEVELOPERS (INDIA) LIMITED ("the Company")**, which comprise the Balance Sheet as at 31st March, 2026, the statement of Profit and Loss (including other comprehensive income), the statement of changes in equity and statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion and to the best of my knowledge and according to the explanations given to me these financial statements:

- are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the year ended 31 March 2026.

**Basis for Opinion**

I conducted my audit of standalone financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. My responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am 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 my audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and I have fulfilled my other ethical responsibilities in accordance with these requirements and the Code of Ethics. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

**Information other than the Standalone Financial Statements and Auditor's Report thereon**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report including Annexures to the Director's Report, but does not include the standalone financial statements and my auditor's report thereon.

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

In connection with my audit of the standalone financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or my knowledge obtained during the course of my audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

**Management's responsibility for the Standalone Financial Statements**



## ANNUAL REPORT 2025-26

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 standalone financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with 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 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 I am operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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 being 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.

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

My 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 my 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 meres taken on the basis of these financial statements.

As part of an audit in accordance with SAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 my 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, I also responsible for expressing my 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 meet 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 I conclude that a material uncertainty exists, I required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my



## ANNUAL REPORT 2025-26

opinion. My conclusions are based on the audit evidence obtained up to the date of my 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.
- Obtain sufficient appropriate audit evidence regarding the Statement to express an opinion on the Statement. Materiality is the magnitude of misstatements in the Statement that, individually or in aggregate, make it probable that the economic decisions of a reasonably knowledgeable user of the Statement may be influenced. I consider quantitative materiality and qualitative factors in:
  - a) planning the scope of my audit work and in evaluating the results of my work; and
  - b) to evaluate the effect of any identified misstatements in the Statement.

I 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 I identify during my audit.

I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that are of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

I am independent of the Group in accordance with the ethical requirements that are relevant to my audit of the financial statements and I have fulfilled my other ethical responsibilities in accordance with these requirements.

### Report on Other Legal and Regulatory Requirements

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 "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

- a) I have sought and obtained all the information and explanations which to the best of my knowledge and belief I am necessary for the purposes of my audit.
- b) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my 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 Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In my opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.



## ANNUAL REPORT 2025-26

- e) On the basis of the written representations received from the directors as on 31st March, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 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 my separate Report in "Annexure B".
- 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 my opinion and to the best of my information and according to the explanations given to me:
- The Company does not have any pending litigations which would impact its financial position.
  - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
  - The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
  - The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other 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;
  - The company has not proposed or declared any dividend during the year.
  - Company has not meet such accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has not been operated throughout the year for all transactions recorded in the software. Since the accounting software with audit trail has not been meet, the question of it being tampered with and preserved by the company does not arise.

**For, S PARTH & CO.**  
**Chartered Accountant**  
**FRN No: 154463W**

**Date:** 25<sup>th</sup> May, 2026  
**Place:** Ahmedabad

Sd/-  
**CA Parth Shah**  
**Proprietor**  
**Membership No: 198530**  
**UDIN: 26198530AWJOZU9046**



**"ANNEXURE A" REFERRED TO IN THE AUDITORS REPORT TO THE MEMBERS OF RADHE DEVELOPERS (INDIA) LIMITED FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2026**

- I. The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment and intangible assets. The management has certified the physical verification of Property, Plant and Equipment at reasonable intervals. No significant discrepancy was noticed on such verification. The Company owns immovable properties (including buildings) disclosed as Property, Plant and Equipment in the financial statements. As informed, the title deeds of such immovable properties are held in the name of the Company. The Company has not revalued its Property, Plant and Equipment or intangible assets during the year. To the best of my knowledge, 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 thereunder.
- II. As informed to me by the management, the inventory has been physically verified during the year by the management and the valuation regarding the same has been certified by the management. In my opinion, the frequency of verification is reasonable. The procedures of physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the Company and the nature of its business. The discrepancies noticed on verification between the physical stocks and the book records are not material and have been properly dealt with in the books of account. The Company has not been sanctioned any working capital limits in excess of Rs. 5 crores by any banks or financial institutions during any point of time of the year.
- III. The Company has not made investment, provided guarantee or security or granted any loans to companies, firms, Limited Liability Partnerships or other parties during the year.
- IV. In respect of loans, investments, guarantees and security, the provisions of section 185 and 186 of the Companies Act, 2013 have been complied with.
- V. The Company has not accepted any deposits within the meaning of section 73 to 76 or any other relevant provisions of the Companies Act, 2013.
- VI. The maintenance of cost records has not been specified by the Central Government under sub section (1) of section 148 of the Companies Act, 2013.
- VII. To the best of my knowledge and according to the information and explanations given to me, the Company has been regular in depositing the undisputed statutory dues consisting of Goods and service tax, Provident fund, Employees' state insurance, income tax, sales tax, service tax, customs duty, excise duty, value added tax, cess and other statutory dues with the appropriate authorities. There are no dues in respect of income tax, sales tax, service tax, customs duty, excise duty or value added tax which have not been deposited on account of any dispute except outstanding income tax dues Rs. 1.85 Lakhs being under dispute and submission has been filed against such.
- 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) The Company has not defaulted in repayment of loans or borrowings or in interest to any lender.
  - b) The Company has not been declared willful defaulter by any bank or financial institution or other lender.
  - c) In our opinion, the term loans were applied for the purpose for which the loans were obtained.
  - d) In our opinion, funds raised on short term basis have not been utilized for long term purposes.



## ANNUAL REPORT 2025-26

- e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
  - f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- X. In my opinion, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. However, the Company has made preferential allotment of shares during the year. In respect of such preferential allotment, the Company has complied with the requirements of Section 42 and Section 62 of the Companies Act, 2013 to the extent applicable. The funds so raised have been meet for the purposes for which they are raised.
- XI. To the best of my knowledge and according to the information and explanations given to me:
- a) 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) No whistle-blower complaints had been received by the Company during the year.
- XII. The Company is not a Nidhi Company as defined in section 406 of the Companies Act, 2013.
- XIII. In my opinion, all transactions with the related parties are in compliance with sections 177 and 188 of the Companies Act, 2013 and the details have been disclosed in the Financial Statements etc. as required by the applicable accounting standards.
- XIV. a) According to the information and explanations given by the management, the Company has an internal audit system commensurate with the size and nature of its business;  
b) the reports of the Internal Auditors for the period under audit I re considered by me;
- XV. In case of non-cash transactions with directors or persons connected with him, if any, the provisions of section 192 of the Companies Act, 2013 have been complied with.
- 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 without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.  
c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.  
d) The Group does not have not more than one CIC as part of the Group.
- XVII. The company has not incurred any cash losses during the financial year and immediately preceding financial year.
- XVIII. There was a resignation of the statutory auditors during the year. The auditor has taken into consideration the issues, objections, or concerns raised by the outgoing auditors before forming his opinion.
- 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 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, I are of the opinion that no material uncertainty exists



## **ANNUAL REPORT 2025-26**

as on the date of the audit report that the Company is capable of meeting its liabilities existing at the balance sheet date as and when they fall due within a period of one year from the balance sheet date.

XX. The provision of section 135 are not applicable on the Company.

XXI. The company is not required to prepare consolidated financial statement and hence this clause is not applicable.

**Date: 25th May, 2026**

**Place: Ahmedabad**

**For, S PARTH & CO.**

**Chartered Accountant**

**FRN No: 154463W**

**Sd/-**

**CA Parth Shah**

**Proprietor**

**Membership No: 198530**

**UDIN: 26198530AWJOZU9046**

**"ANNEXURE B" REFERRED TO IN THE AUDITORS REPORT TO THE MEMBERS OF RADHE DEVELOPERS (INDIA) LIMITED FOR THE YEAR ENDED 31ST MARCH, 2026****Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

I have audited the internal financial controls over financial reporting of **RADHE DEVELOPERS (INDIA) LIMITED** ("the Company") as of 31<sup>st</sup> March, 2026 in conjunction with my audit of the standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that I re operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

My responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on my audit. I conducted my audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that I 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.

My audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. My 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 uncertainty exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my 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 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



## **ANNUAL REPORT 2025-26**

dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls 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.

### **Opinion**

In my opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting are operating effectively as at 31st March, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For, S PARTH & CO.**  
**Chartered Accountant**  
**FRN No: 154463W**

**Date: 25th May, 2026**  
**Place: Ahmedabad**

**Sd/-**  
**CA Parth Shah**  
**Proprietor**  
**Membership No: 198530**  
**UDIN: 26198530AWJOZU9046**



## ANNUAL REPORT 2025-26

### STANDALONE BALANCE SHEET as at 31st March, 2026

(Rupees in Lacs)

| Particulars                                                                       | Notes | As at 31st March, 2026 | As at 31st March, 2025 |
|-----------------------------------------------------------------------------------|-------|------------------------|------------------------|
| <b>ASSETS</b>                                                                     |       |                        |                        |
| <b>Non-current assets</b>                                                         |       |                        |                        |
| Property Plant and Equipment                                                      | 5     | 540.23                 | 273.84                 |
| Other Intangible assets                                                           | 5     | 2.14                   | 1.84                   |
| Financial Assets                                                                  |       |                        |                        |
| Investments                                                                       |       |                        |                        |
| Loans                                                                             |       |                        |                        |
| Other Financial Assets                                                            | 6     | 3846.20                | 3846.96                |
| Deferred tax assets (net)                                                         | 24    | 19.79                  | 5.68                   |
| Non-current Tax Assets (Net)                                                      | 24    | 102.99                 | 131.29                 |
| Other non-current assets                                                          | 7     | 3374.00                | 2790.43                |
| <b>Current assets</b>                                                             |       |                        |                        |
| Inventories                                                                       | 8     | 5276.83                | 5125.06                |
| Financial Assets                                                                  |       |                        |                        |
| Trade receivables                                                                 | 9     | 0.00                   | 0.00                   |
| Cash and cash equivalents                                                         | 10    | 27.14                  | 29.85                  |
| Other Balances with Bank                                                          | 11    | 8.31                   | 10.91                  |
| Loans                                                                             | 12    | 623.26                 | 673.26                 |
| Other Financial Assets                                                            |       |                        |                        |
| Other current assets                                                              | 13    | 290.62                 | 1222.14                |
| <b>Total Assets</b>                                                               |       | <b>14111.51</b>        | <b>14111.26</b>        |
| <b>EQUITY AND LIABILITIES</b>                                                     |       |                        |                        |
| <b>Equity</b>                                                                     |       |                        |                        |
| Equity Share capital                                                              | 14    | 5488.82                | 5237.42                |
| Other Equity                                                                      | 15    | 1529.87                | 815.79                 |
| <b>LIABILITIES</b>                                                                |       |                        |                        |
| <b>Non-current liabilities</b>                                                    |       |                        |                        |
| Financial Liabilities                                                             |       |                        |                        |
| Borrowings                                                                        | 16    | 757.90                 | 744.05                 |
| Other Financial Liabilities                                                       | 17    | 1.12                   | 1.12                   |
| Provisions                                                                        | 18    | 24.56                  | 24.23                  |
| <b>Current liabilities</b>                                                        |       |                        |                        |
| Financial Liabilities                                                             |       |                        |                        |
| Borrowings                                                                        | 19    | 2251.60                | 2748.11                |
| Trade Payables                                                                    |       |                        |                        |
| Total outstanding due of                                                          |       |                        |                        |
| (A) Micro enterprises and small enterprises                                       | 20    | 12.06                  | 0.73                   |
| (B) Creditors other than micro enterprises and small enterprises                  | 20    | 186.42                 | 222.43                 |
| Other Financial Liabilities                                                       | 21    | 8.77                   | 6.28                   |
| Other current liabilities                                                         | 22    | 3841.95                | 4306.20                |
| Provisions                                                                        | 23    | 8.42                   | 4.90                   |
| Current Tax Liabilities (Net)                                                     | 24    | -                      | -                      |
| <b>Total Equity and Liabilities</b>                                               |       | <b>14111.51</b>        | <b>14111.26</b>        |
| <b>Significant Accounting policies and notes forming part of Accounts 1 to 43</b> |       |                        |                        |

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

As per our Report of evendate annexed

For S. Parth & Co.,  
Chartered Accountants  
FRN No. 154463W  
CA Parth Shah  
Proprietor  
M No : 198530  
UDIN : 26198530AWJOZU9046  
Place : Ahmedabad  
Date : 25/05/2026

On behalf of the board of directors  
Ashish Patel  
CEO & MD  
DIN: 00228026  
Jahnvi Patel  
Director  
DIN: 00230301

Pranav Patel  
CFO  
Place : Ahmedabad  
Date : 25/05/2026  
Khyati Patel  
Company Secretary



## ANNUAL REPORT 2025-26

### STATEMENT OF STANDALONE PROFIT & LOSS for the Year ended 31st March, 2026

(Rupees in Lacs)

| Particulars                                                          | Notes | For the Year Ended 31st March 2026 | For the Year Ended 31st March 2025 |
|----------------------------------------------------------------------|-------|------------------------------------|------------------------------------|
| <b>INCOME</b>                                                        |       |                                    |                                    |
| Revenue from operations                                              | 26    | 1110.84                            | 765.81                             |
| Other income                                                         | 27    | 13.52                              | 2.78                               |
| <b>TOTAL INCOME</b>                                                  |       | <b>1124.36</b>                     | <b>768.59</b>                      |
| <b>EXPENSES</b>                                                      |       |                                    |                                    |
| Cost of materials consumed                                           | 28    | 108.79                             | 72.39                              |
| Purchase and Project Development Expenses                            | 29    | 246.10                             | 246.24                             |
| Changes in inventories of Land and Construction work in progress     | 30    | (151.77)                           | (168.56)                           |
| Employee benefits expense                                            | 31    | 137.18                             | 118.75                             |
| Finance costs                                                        | 32    | 79.62                              | 101.45                             |
| Depreciation and amortization expense                                | 33    | 88.05                              | 73.67                              |
| Other expenses                                                       | 34    | 273.64                             | 179.31                             |
| <b>TOTAL EXPENSES</b>                                                |       | <b>781.62</b>                      | <b>623.26</b>                      |
| <b>Profit/(loss) before exceptional items and tax</b>                |       | <b>342.75</b>                      | <b>145.33</b>                      |
| Exceptional Items                                                    |       |                                    |                                    |
| <b>Profit/(loss) before tax</b>                                      |       | <b>342.75</b>                      | <b>145.33</b>                      |
| <b>Tax expense:</b>                                                  |       |                                    |                                    |
| Current tax                                                          | 24    | 32.50                              | (0.35)                             |
| Deferred tax                                                         | 24    | (14.10)                            | 11.09                              |
| <b>Profit (Loss) for the period from continuing operations</b>       |       | <b>324.35</b>                      | <b>134.60</b>                      |
| Profit/(loss) from discontinued operations                           |       |                                    |                                    |
| Tax expense of discontinued operations                               |       |                                    |                                    |
| <b>Profit/(loss) from Discontinued operations (after tax)</b>        |       |                                    |                                    |
| <b>Profit/(loss) for the period</b>                                  |       | <b>324.35</b>                      | <b>134.60</b>                      |
| <b>Other Comprehensive Income</b>                                    |       |                                    |                                    |
| <b>A. Items that will not be reclassified to profit or loss:</b>     |       |                                    |                                    |
| Re-measurement gain / (loss) on defined benefit plans                | 25    | (0.07)                             | (7.76)                             |
| Income tax effect on above                                           | 24    | -                                  | -                                  |
| <b>B. Items that will be reclassified to profit or loss:</b>         |       |                                    |                                    |
| Income tax relating to items that will be reclassified to profit or  |       |                                    |                                    |
| <b>Total Comprehensive Income for the period</b>                     |       | <b>324.42</b>                      | <b>142.36</b>                      |
| <b>Earnings per equity share (for continuing operation):</b>         | 42    |                                    |                                    |
| Basic                                                                |       | 0.06                               | 0.03                               |
| Diluted                                                              |       | 0.06                               | 0.03                               |
| <b>Earnings per equity share (for discontinued operation):</b>       |       |                                    |                                    |
| Basic                                                                |       |                                    |                                    |
| Diluted                                                              |       |                                    |                                    |
| <b>Earnings per equity share (for continuing &amp; discontinued)</b> |       |                                    |                                    |
| Basic                                                                |       | 0.06                               | 0.03                               |
| Diluted                                                              |       | 0.06                               | 0.03                               |

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

As per our report of even date annexed.

For S. Parth & Co.,  
Chartered Accountants  
FRN No. 154463W  
CA Parth Shah  
Proprietor  
M No : 198530  
UDIN : 26198530AWJOZU9046  
Place : Ahmedabad  
Date : 25/05/2026

On behalf of the board of directors

ASHISH PATEL  
CEO & MD  
DIN: 00228026

JAHNAVI PATEL  
Director  
DIN: 00230301

Pranav Patel  
Chief Financial Officer  
Place : Ahmedabad  
Date : 25/05/2026

Khyati Patel  
Company Secretary



## ANNUAL REPORT 2025-26

### STANDALONE STATEMENT OF CHANGES IN EQUITY for the year ended on March 31, 2026

#### A. Equity share capital

(₹ in Lakhs)

| Balance as at April 1, 2025 | Changes in equity share capital due to prior period errors | Restated balance as at April 1, 2025 | Changes in equity share capital during the year* | Balance as at March 31, 2026 |
|-----------------------------|------------------------------------------------------------|--------------------------------------|--------------------------------------------------|------------------------------|
| 5237.42                     | 0.00                                                       | 5237.42                              | 251.40                                           | 5488.82                      |

| Balance as at April 1, 2024 | Changes in equity share capital due to prior period errors | Restated balance as at April 1, 2024 | Changes in equity share capital during the year* | Balance as at March 31, 2025 |
|-----------------------------|------------------------------------------------------------|--------------------------------------|--------------------------------------------------|------------------------------|
| 5035.98                     | -                                                          | 5035.98                              | 201.44                                           | 5237.42                      |

#### B. Other equity

(₹ in Lakhs)

| Particulars                                    | Attributable to the equity holders of the Company |                  |                   | Total   |
|------------------------------------------------|---------------------------------------------------|------------------|-------------------|---------|
|                                                | Reserve and Surplus                               |                  |                   |         |
|                                                | General Reserve                                   | Security premium | Retained Earnings |         |
| Balance as at April 1, 2025                    | -                                                 | 654.68           | 161.11            | 815.78  |
| Profit for the year                            | -                                                 | 389.66           | 324.42            | 714.08  |
| Items of OCI, net of tax                       | -                                                 | -                | -                 | -       |
| Re-measurement losses on defined benefit plans | -                                                 | -                | -                 | -       |
| Amount utilised for issue of bonus shares      |                                                   |                  | -                 | -       |
| Balance as at March 31, 2026                   |                                                   | 1044.34          | 485.53            | 1529.87 |
|                                                |                                                   |                  |                   |         |
| Balance as at April 1, 2024                    | -                                                 | -                | 18.75             | 18.75   |
| Profit for the year                            | -                                                 | 654.68           | 142.36            | 797.03  |
| Items of OCI, net of tax                       | -                                                 | -                | -                 | -       |
| Re-measurement losses on defined benefit plans | -                                                 | -                | -                 | -       |
| Amount utilised for issue of bonus shares      | -                                                 | -                | -                 | -       |
| Balance as at March 31, 2025                   | -                                                 | 654.68           | 161.11            | 815.78  |

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

As per our Report of even date annexed

**For S. Parth & Co.,**

**Chartered Accountant**

FRN No. 154463W

**CA PARTH SHAH**

Proprietor

M No : 198530

**Place :** Ahmedabad

**Date :** 25/05/2026

**UDIN:** 26198530AWJOZU9046

**On behalf of the board of directors**

**Ashish Patel**

CEO & MD

DIN: 00228026

**Pranav Patel**

Chief Financial

Officer

**Place :** Ahmedabad

**Date :** 25/05/2026

**Jahnvi Patel**

Director

DIN: 00230301

**Khyati Patel**

Company

Secretary



## ANNUAL REPORT 2025-26

### CASH FLOW STATEMENT for the year Ending on 31st March, 2026

(Rupees in Lacs)

| Particulars                                                | 2025-2026       | 2024-2025      |
|------------------------------------------------------------|-----------------|----------------|
| <b>A: Cash from Operating Activities :</b>                 |                 |                |
| Net Profit before Taxation                                 | 342.75          | 145.33         |
| Adjustment For :                                           |                 |                |
| Re-measurement gain / (loss) on defined benefit plans      | 0.07            | 7.76           |
| Depreciation                                               | 88.05           | 73.67          |
| Prior Period Expenses / (Income)                           | 0.00            | -              |
| Deficit/(Surplus) on Sale of Assets                        | 18.02           | -              |
| Loss / (Profit) on Sale of Investments                     | -               | -              |
| Finance Cost                                               | 79.62           | 101.45         |
| Excess/Short Provision of Income Tax                       | -               | 0.35           |
| Mat Credit written off                                     |                 | -              |
|                                                            | 185.76          | 183.24         |
| Operating Profit Before Working Capital changes :          | 528.51          | 328.57         |
| Adjustment For :                                           |                 |                |
| Inventory                                                  | (151.77)        | (168.56)       |
| Trade Receivables                                          | 0.00            | 31.10          |
| Long Term Loans and Advances                               | (582.81)        | (33.30)        |
| Other Bank Balances                                        | 2.60            | -              |
| Current Assets and Short Term Loans & Advances             | 981.52          | (111.79)       |
| Trade Payables                                             | (24.67)         | (100.27)       |
| Other Long Term Liabilities                                | 0.33            | (3.65)         |
| Tax liabilities                                            | 28.29           | (3.43)         |
| Other Current Liability                                    | (458.24)        | (21.44)        |
|                                                            | (204.74)        | (411.32)       |
| Cash Generated From Operations                             | 323.77          | (82.75)        |
| Income Tax Paid                                            | (32.50)         | -              |
| <b>Cash from Operating Activity</b>                        | <b>291.27</b>   | <b>(82.75)</b> |
| <b>B: Cash Flow From Investment Activities :</b>           |                 |                |
| Purchase of Fixed Assets                                   | (412.76)        | (8.56)         |
| Sale of Fixed Assets                                       | 40              |                |
| Purchase of Investments                                    |                 |                |
| Sale of Investments                                        |                 |                |
| Purchase of Investments                                    |                 |                |
| <b>Net Cash from Investment Activities</b>                 | <b>(372.76)</b> | <b>(8.56)</b>  |
| <b>C: Cash Flow From Financing Activities :</b>            |                 |                |
| Proceeds from Issue of Equity Capital                      | 641.06          | 856.12         |
| Share Application Money Received                           |                 |                |
| Repayment of Long Term Borrowings                          | 13.85           | (149.46)       |
| Proceeds From Short Term Borrowings (Net)                  | (496.51)        | (600.84)       |
| Finance Cost                                               | (79.62)         | (101.45)       |
| Dividend Paid                                              |                 |                |
|                                                            |                 |                |
| <b>Net Cash from Financing Activities</b>                  | <b>78.78</b>    | <b>4.36</b>    |
| <b>Net Increase in Cash &amp; Cash Equivalents (A+B+C)</b> | <b>(2.71)</b>   | <b>(86.94)</b> |
| Cash & Cash Equivalents at the Beginning                   | 29.85           | 116.80         |
| Cash & Cash Equivalents at the End                         | 27.14           | 29.85          |



## ANNUAL REPORT 2025-26

### Notes :

(1) The above cash flow statement has been prepared under the 'indirect method' as set out in the Indian Accounting Standard – 7 "Statement of Cash Flows".

(2) The previous year's figures have been regrouped wherever necessary.

(3) Ind AS 7 cash flow requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liability arising from financing activities, including both changes arising from cash flows and non cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the balance sheet for liabilities arising from financing activities, to meet disclosure requirement.

| Particulars              | As at 31 <sup>st</sup> March, 2025 | Cash flows | As at 31 <sup>st</sup> March, 2026 |
|--------------------------|------------------------------------|------------|------------------------------------|
| Borrowings – Non Current | 744.05                             | 13.85      | 757.90                             |
| Borrowings – Current     | 2748.11                            | (496.51)   | 2251.60                            |

| Particulars                                         | As at 31 <sup>st</sup> March, 2026 | As at 31 <sup>st</sup> March, 2025 |
|-----------------------------------------------------|------------------------------------|------------------------------------|
| <b>A) Components of cash &amp; cash equivalents</b> |                                    |                                    |
| Cash on hand                                        | 24.24                              | 27.80                              |
| Cheques on hand                                     | 0.00                               | 0.00                               |
| Balances with banks                                 |                                    |                                    |
| - In Current accounts                               | 2.90                               | 2.05                               |
| <b>Cash &amp; cash equivalents as above</b>         | <b>27.14</b>                       | <b>29.85</b>                       |

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

As per our Report of even date annexed

**For S. Parth & Co.,**

**Chartered Accountant**

FRN No. 154463W

**CA Parth Shah**

Proprietor

M No : 198530

**Place :** Ahmedabad

**Date :** 25/05/2026

**UDIN :** 26198530AWJOZU9046

**On behalf of the board of directors**

**Ashish Patel**

CEO & MD

DIN: 00228026

**Jahnvi Patel**

Director

DIN: 00230301

**Pranav Patel**

Chief Financial

Officer

**Khyati Patel**

Company

Secretary

**Place :** Ahmedabad

**Date :** 25/05/2026

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026.****1. CORPORATE INFORMATION**

Radhe Developers (India) Limited is a public limited company incorporated and domiciled in India in the year 1995 and has its registered office in Ahmedabad, Gujarat, India. The Company has its primary listing on the BSE Limited. The company offers residential, commercial, plotting and related projects. It has niche in various aspects like design, timely completion of the project etc.

**2. SIGNIFICANT ACCOUNTING POLICIES****2.1 Statement of compliance:**

These financial statements are the separate financial statements of the Company (also called standalone financial statements) prepared in accordance with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended).

**2.2 Basis of Preparation of Financial Statements:**

The financial statements have been prepared on going concern, accrual basis and on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and 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 entirety, which are described as follows:

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

The principal accounting policies are set out below.

**2.3 Revenue Recognition:**

The Ministry of Corporate Affairs (MCA) has issued the Companies (Indian Accounting Standards) Amendment Rules, 2017 and Companies (Indian Accounting Standards) Amendment Rules, 2018 amending the following standard:



**Ind AS 115 Revenue from contracts with customers**

Ind AS 1115 was issued on 29 March 2018 and establishes a five-step model to account for revenue arising from contracts with customers.

1. Identify the contract(s) with the customer
2. Identify the separate performance obligations
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations
5. Revenue Recognition when performance obligations are satisfied

Under Ind AS 115, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

The new revenue standard will supersede all current revenue recognition requirements under Ind AS and the guidance note of real estate issued by ICAI

Effective April 1, 2018, the Company adopted Ind AS 115 from Contracts with using the cumulative catch-up transition method, applied to contracts that were not completed as of April 1, 2018.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8- Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach)The effective date for adoption of Ind AS 115 is financial periods beginning on or after April 1, 2018.

The Company has adopted the standard on April 1, 2018 by using the cumulative catch-up transition method and accordingly comparatives for the year ending or ended March 31, 2018 have not been retrospectively adjusted. The effect on adoption of Ind AS 115 is expected to be insignificant as all the projects/contracts of the company are completed as on effective date.

Revenue is recognized upon transfer of control of promised products or services to customers in an amount that reflects the consideration we expect to receive in exchange for those products or services.

In accordance with the new standard, and basis the Company's contracts with customers, its performance obligations are satisfied over time.

Interest income:

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

**2.4 Employee Benefits:**

**Retirement benefit costs and termination benefits**

Payments to defined contribution retirement benefit plans are recognized as an expense when employees have rendered service entitling them to the contributions.



## ANNUAL REPORT 2025-26

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or credit recognized in other comprehensive income in the period in which they occur. Remeasurement recognized in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognized in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorized as follows:

- Service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- Net interest expense or income; and
- Remeasurement

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognized in the balance sheet represents the actual deficit or surplus in the Company's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

A liability for a termination benefit is recognized at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognizes any related restructuring costs.

### Short-term and other long-term employee benefits

A liability is recognized for benefits accruing to employees in respect of wages and salaries in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognized in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Liabilities recognized in respect of long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

## 2.5 Taxation:

Income tax expense represents the sum of the tax currently payable and deferred tax.

### 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 and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted by the end of the reporting period.

### Deferred tax



## ANNUAL REPORT 2025-26

Deferred tax is recognized 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 recognized for all taxable temporary differences. Deferred tax assets are generally recognized 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 recognized 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.

### Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

### 2.6 Property, plant and equipment:

Property, Plant & Equipment are stated at cost of acquisition or construction net of accumulated depreciation and accumulated impairment losses, if any. Cost comprises the purchase price and other directly attributable costs. Subsequent costs are included in the asset's carrying amount or recognized as separate asset, as appropriate, only when it is probable that future economic benefits associated with the item flow to company and the cost of item can be measured reliably.

Depreciation provided is pro-rata basis as per "Straight Line Method" over the useful life of the assets as prescribed in Schedule II of the companies Act, 2013 in respect of all assets.

Capital work in progress is stated at cost less accumulated impairment loss, if any.

### Deemed cost on transition to Ind AS

For transition to Ind AS, the Company has elected to continue with the carrying value of all of its intangible assets recognised as of April 1, 2016 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

### 2.7 Impairment of tangible assets:

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-



## ANNUAL REPORT 2025-26

generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest Company of cash-generating units for which a reasonable and consistent allocation basis can be identified.

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

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

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

### 2.8 Inventory:

Inventories comprise completed units for sale and property under construction (Work in progress):

- a. Completed unsold inventory is valued at lower of cost and net realizable value. Cost is determined by including cost of land, materials, services and related overheads.
- b. Work in progress is valued at cost. Cost comprises value of land (including development rights), materials, services and other overheads related to projects under construction.

### 2.9 Financial Instruments

Financial assets and financial liabilities are recognized when a Company entity becomes a party to the contractual provisions of the instruments.

Financial assets and financial 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 profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognized immediately in profit or loss.

### 2.10 Financial assets

All regular way purchases or sales of financial assets are recognized and derecognized on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognized financial assets are subsequently measured in their entirety at either amortized cost or fair value, depending on the classification of the financial assets.

#### Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortized cost:



## ANNUAL REPORT 2025-26

- The asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For the impairment policy on financial assets measured at amortised cost, refer para of Impairment of financial assets.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income:

- The asset is held within a business model whose objective is achieved both by collecting Contractual cash flows and selling financial assets; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognized in profit or loss for FVTOCI debt instruments. For the purposes of recognizing foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortized cost. Thus, the exchange differences on the amortized cost are recognized in profit or loss and other changes in the fair value of FVTOCI financial assets are recognized in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

For the impairment policy on debt instruments at FVTOCI, refer Para of Impairment of financial assets. All other financial assets are subsequently measured at fair value.

### Effective interest method

The effective interest method is a method of calculating the amortized cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognized on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognized in profit or loss and is included in the "Other income" line item.

### Financial assets at fair value through profit or loss (FVTPL)

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognized in profit or loss. The net gain or loss recognized in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

**Impairment of financial assets**

The Company applies the expected credit loss model for recognizing impairment loss on financial assets measured at amortized cost, debt instruments at FVTOCI, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognized in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

**Derecognition of financial assets**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognized in other comprehensive income and accumulated in equity is recognized in profit or loss if such gain or loss would have otherwise been recognized in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognize under continuing involvement, and the part it no longer recognizes on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognized and the sum of the consideration received for the part no longer recognized and any cumulative gain or loss allocated to it that had been recognized in other comprehensive income is recognized in profit or loss if such gain or loss would have otherwise been recognized in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognized in other comprehensive income is allocated between the part that continues to be recognized and the part that is no longer recognized on the basis of the relative fair values of those parts.

**2.11 Financial liabilities**

All financial liabilities are subsequently measured at amortized cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

**Financial liabilities subsequently measured at amortized cost**

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortized cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortized cost are determined based on the effective interest method. Interest expense that is not capitalized as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

**Financial guarantee contracts**



## ANNUAL REPORT 2025-26

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by a Company entity are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- The amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- The amount initially recognized less, when appropriate, the cumulative amount of income recognized in accordance with the principles of Ind AS 18.

### Derecognition of financial liabilities

The Company derecognizes financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in profit or loss.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognized in profit or loss. The net gain or loss recognized in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

### 2.12 Cash Flow Statement:

Cash flows are reported using the indirect method, whereby profit before tax and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### 2.13 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.

### 2.14 Borrowing Cost

Borrowing costs attributable to the acquisition, construction or production of qualifying assets, are added to the cost of those assets, up to the date when the assets are ready for their intended use. All other borrowing costs are expensed in the period they occur.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### 2.15 Foreign Currency Transaction

Transaction in foreign currency is recorded at exchange rate prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currency are translated at the exchange rate



## ANNUAL REPORT 2025-26

prevailing on the Balance sheet date and exchange difference on translation of monetary assets and liabilities and resultant gain or loss is recognised in the Profit and loss account.

Non-Monetary assets and liabilities are translated at the rate prevailing on the date of transaction.

### 2.16 Segment Reporting

The accounting policies adopted for segment reporting are in conformity with the accounting policies adopted for the Company. The Company's primary segment is identified as business segment based on nature of products, risks, returns and the internal business reporting system and secondary segment is identified based on the geographical location of the customers.

### 2.17 Earnings Per Share:

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders after deducting preference dividends and attributable taxes by the weighted average number of equity shares outstanding during the year.

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

### 2.18 Use of Estimates

The preparation of the financial statements in conformity with Ind-AS requires the management to make estimates and assumptions that affect the reported amount of assets and liabilities (including contingent liabilities) on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/materialize.

## 3. KEY ACCOUNTING ESTIMATES

- a) **Fair value measurement of financial instruments:** When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value are measured using valuation techniques. The inputs to these models are taken from observable markets where `possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions relating to these factors could affect the reported fair value of financial instruments.
- b) **Impairment of non-financial assets:** Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cashflow (DCF) model. The cash flows are derived from the budget and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.



## ANNUAL REPORT 2025-26

- c) **Taxes:** Deferred tax assets are recognized for unused tax credits to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgments is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.
- d) **Defined benefit plan:** The cost of the defined benefit plans and other post-employment benefits and the present value of the obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter that is subject to change the most is the discount rate. In determining the appropriate discount rate, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation and extrapolated as needed along the yield curve to correspond with the expected term of the defined benefit obligation.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at intervals in response to demographic changes. Future salary increases are after considering the expected future inflation rates for the country.

#### 4. RECENT ACCOUNTING PRONOUNCEMENTS AND ITS EFFECT ON FINANCIALS

**Ind AS 116 Leases:** On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 116, Leases. Ind AS 116 will replace the existing leases Standard, Ind AS 17 Leases, and related Interpretations. The Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognize assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently, operating lease expenses are charged to the statement of Profit & Loss. The Standard also contains enhanced disclosure requirements for lessees. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

The effective date for adoption of Ind AS 116 is annual periods beginning on or after April 1, 2019. The standard permits two possible methods of transition:

1. Full retrospective - Retrospectively to each prior period presented applying Ind AS 8 Accounting policies, Changes in accounting estimates and errors.
2. Modified retrospective - Retrospectively, with the cumulative effect of initially applying the standard recognized at the date of initial application.

Under modified retrospective approach, the lessee records the lease liability as the present value of the remaining lease payments, discounted at the incremental borrowing rate and the right of use asset either as:

1. Its carrying amount as if the standard had been applied since the commencement date, but discounted at lessee's incremental borrowing rate at the date of initial application or;



## ANNUAL REPORT 2025-26

2. An amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments related to that lease recognized under Ind AS 17 immediately before the date of initial application.

Effective April 01, 2019, the company has adopted Ind AS 116 'Leases' using modified retrospective approach. The adoption of the standard did not have any material impact on the financial results.

### **Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments**

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments which is to be applied while performing the determination of taxable profit (or loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. According to the appendix, companies need to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments, that the companies have used or plan to use in their income tax filing which has to be considered to compute the most likely amount or the expected value of the tax treatment when determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates.

The standard permits two possible method of transition:

1. Full retrospective approach - under this approach, Appendix C will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors, without using hindsight
2. Retrospectively, with the cumulative effect of initially applying Appendix C recognized by adjusting equity on initial application, without adjusting comparatives

Effective April 01, 2019, the company has adopted Ind AS 12 Appendix C using retrospectively, with the cumulative effect of initially applying Appendix C recognized by adjusting equity on initial application, without adjusting comparatives. The adoption of the standard did not have any material impact on the financial results.

The Company has elected to exercise the option permitted under section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance 2019. Accordingly, the Company has recognized provision for the income tax for the year ended 31.03.2025 and re-measured its Deferred Tax Assets based on rate prescribed in the said section.



## ANNUAL REPORT 2025-26

### Notes Forming part of Financial Statement for the year ended 31<sup>st</sup> March, 2026

#### NOTE 5. Property, Plant and Equipment and Other Intangible Assets

(Rupees in Lacs)

| Particulars                             | Property, Plant & Equipments |                        |          |                  |           |                          |          | Other Intangible Assets |       |
|-----------------------------------------|------------------------------|------------------------|----------|------------------|-----------|--------------------------|----------|-------------------------|-------|
|                                         | Plant and Machinery          | Furniture and fixtures | Vehicles | Office equipment | Computers | Electrical Installations | Building | Total                   | Total |
| <b>Year Ended 31st March, 2025</b>      |                              |                        |          |                  |           |                          |          | -                       | -     |
| <b>Gross Carrying Value</b>             |                              |                        |          |                  |           |                          |          | -                       | -     |
| Opening Gross Carrying Amount           | 0.50                         | 55.95                  | 369.50   | 1.79             | 14.58     | 18.03                    | 92.05    | 552.42                  | 6.90  |
| Addition during the year                |                              |                        |          | 1.36             | 7.20      |                          | -        | 8.56                    | -     |
| Deduction during the year               |                              |                        | -        |                  |           |                          |          | -                       | -     |
| <b>Closing Gross Carrying Value</b>     | 0.50                         | 55.95                  | 369.50   | 3.16             | 21.78     | 18.03                    | 92.05    | 560.98                  | 6.90  |
| <b>Accumulated Depreciation</b>         |                              |                        |          |                  |           |                          |          | -                       | -     |
| Opening Accumulated Depreciation        | 0.41                         | 41.46                  | 120.19   | 1.08             | 12.70     | 8.32                     | 29.35    | 213.52                  | 5.00  |
| Depreciation During the Year            |                              | 5.31                   | 35.93    | 0.26             | 1.87      | 1.36                     | 28.88    | 73.62                   | 0.05  |
| Deduction during the year               |                              |                        | -        |                  |           |                          |          | -                       | -     |
| <b>Closing Accumulated Depreciation</b> | 0.41                         | 46.78                  | 156.12   | 1.34             | 14.57     | 9.68                     | 58.23    | 287.14                  | 5.05  |
| <b>Net Carrying Amount</b>              | 0.10                         | 9.17                   | 213.38   | 1.82             | 7.21      | 8.35                     | 33.82    | 273.84                  | 1.84  |
| <b>Year Ended 31st March, 2026</b>      |                              |                        |          |                  |           |                          |          | -                       | -     |
| <b>Gross Carrying Value</b>             |                              |                        |          |                  |           |                          |          | -                       | -     |
| Opening Gross Carrying Amount           | 0.50                         | 55.95                  | 369.50   | 3.16             | 21.78     | 18.03                    | 92.05    | 560.98                  | 6.90  |
| Addition during the year                |                              |                        | 410.89   |                  | 1.45      |                          | -        | 412.34                  | 0.42  |
| Deduction during the year               |                              | 2.69                   | 155.22   | 1.30             | 3.66      | 0.29                     |          | 163.16                  | -     |
| <b>Closing Gross Carrying Value</b>     | 0.50                         | 53.26                  | 625.18   | 1.86             | 19.57     | 17.74                    | 92.05    | 810.16                  | 7.32  |
| <b>Accumulated Depreciation</b>         |                              |                        |          |                  |           |                          |          | -                       | -     |
| Opening Accumulated Depreciation        | 0.41                         | 46.78                  | 156.12   | 1.34             | 14.57     | 9.68                     | 58.23    | 287.14                  | 5.05  |
| Depreciation During the Year            |                              | 2.76                   | 51.69    | 0.39             | 3.54      | 1.15                     | 28.41    | 87.93                   | 0.12  |
| Deduction during the year               |                              | 2.56                   | 97.82    | 1.01             | 3.48      | 0.27                     |          | 105.13                  | -     |
| <b>Closing Accumulated Depreciation</b> | 0.41                         | 46.98                  | 100.00   | 0.72             | 14.63     | 10.56                    | 86.64    | 269.93                  | 5.18  |
| <b>Net Carrying Amount`</b>             | 0.10                         | 6.28                   | 515.18   | 1.14             | 4.93      | 7.18                     | 5.41     | 540.23                  | 2.14  |



## ANNUAL REPORT 2025-26

### Notes forming part of the Financial Statements for the year ended March 31, 2026

#### 6. OTHER NON CURRENT FINANCIAL ASSETS (₹ in Lakhs)

| Particulars                       | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-----------------------------------|---------------------------|---------------------------|
| <b>Unsecured, considered good</b> |                           |                           |
| Society Deposit                   | 3791.09                   | 3793.35                   |
| Security Deposits                 | 55.10                     | 53.61                     |
| Other Financial Assets            | 0.00                      | 0.00                      |
| <b>Total</b>                      | <b>3846.20</b>            | <b>3846.96</b>            |

#### 7. OTHER NON CURRENT ASSETS (₹ in Lakhs)

| Particulars       | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-------------------|---------------------------|---------------------------|
| Advances for Land | 3356.00                   | 2772.43                   |
| Capital Advances  | 18.00                     | 18.00                     |
| <b>Total</b>      | <b>3374.00</b>            | <b>2790.43</b>            |

#### 8. INVENTORIES (₹ in Lakhs)

| Particulars      | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|------------------|---------------------------|---------------------------|
| Work in progress | 2716.86                   | 2666.70                   |
| Finished Goods   | 2559.97                   | 2458.36                   |
| <b>Total</b>     | <b>5276.83</b>            | <b>5125.06</b>            |

Inventories of Work in progress and Finished Goods are valued at cost or net realisable value whichever is lower.

#### 9. TRADE RECEIVABLES (₹ in Lakhs)

| Particulars                | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|----------------------------|---------------------------|---------------------------|
| Unsecured, considered good | 0.00                      | 0.00                      |
| <b>Total</b>               | <b>0.00</b>               | <b>0.00</b>               |

9.1 Trade receivables include Rs. Nil (Previous year Rs. Nil) amount due from directors, firm or companies in which directors are interested as partners or directors.

9.2 For aging schedule of Trade receivables refer Note 43

#### 10. CASH AND CASH EQUIVALENTS (₹ in Lakhs)

| Particulars                            | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|----------------------------------------|---------------------------|---------------------------|
| Balances with banks                    |                           |                           |
| -in Current Accounts                   | 2.90                      | 2.05                      |
| Debit balance in BOI term loan account | 0.00                      | 0.00                      |
| Cash on hand                           | 24.24                     | 27.80                     |
| <b>Total</b>                           | <b>27.14</b>              | <b>29.85</b>              |



## ANNUAL REPORT 2025-26

### 11. OTHER BALANCES WITH BANKS

(₹ in Lakhs)

| Particulars                               | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-------------------------------------------|---------------------------|---------------------------|
| Under attachment by Income tax Department | 8.31                      | 10.91                     |
| <b>Total</b>                              | <b>8.31</b>               | <b>10.91</b>              |

### 12. CURRENT LOANS

(₹ in Lakhs)

| Particulars                       | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-----------------------------------|---------------------------|---------------------------|
| <b>Unsecured, considered good</b> |                           |                           |
| - Loans to others                 | 623.26                    | 673.26                    |
| <b>Total</b>                      | <b>623.26</b>             | <b>673.26</b>             |

### 13. OTHER CURRENT ASSETS

(₹ in Lakhs)

| Particulars                       | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-----------------------------------|---------------------------|---------------------------|
| <b>Unsecured, considered good</b> |                           |                           |
| Advance to Suppliers              |                           |                           |
| Considered good                   | 154.72                    | 1114.73                   |
| Balance with Revenue Authorities  | 124.87                    | 95.18                     |
| Prepaid Expenses                  | 2.93                      | 4.56                      |
| Advances to Employees             | 8.09                      | 7.68                      |
| <b>Total</b>                      | <b>290.62</b>             | <b>1222.14</b>            |

### 14. SHARE CAPITAL

(₹ in Lakhs)

| Particulars                                  | As at 31st March, 2026 |                 | As at 31st March, 2025 |                 |
|----------------------------------------------|------------------------|-----------------|------------------------|-----------------|
|                                              | No.                    | Amt. Lakhs      | No.                    | Amt. Lakhs      |
| <b>AUTHORISED</b>                            |                        |                 |                        |                 |
| Equity shares of Rs. 1/- each                | 1,00,00,00,000         | 10000.00        | 1,00,00,00,000         | 10000.00        |
|                                              | <b>1,00,00,00,000</b>  | <b>10000.00</b> | <b>1,00,00,00,000</b>  | <b>10000.00</b> |
| <b>ISSUED, SUBSCRIBED AND FULLY PAID UP</b>  |                        |                 |                        |                 |
| At the beginning of the year                 | 52,37,41,920           | 5237.42         | 50,35,98,000           | 5035.98         |
| Add: Preferential Allotment*                 | 2,51,39,620            | 251.40          | 2,01,43,920            | 201.44          |
| Add: Stock Split (Rs.10 each into Rs.1 each) | -                      | -               | -                      | -               |
| <b>Equity shares at the end of the year</b>  | <b>54,88,81,540</b>    | <b>5488.82</b>  | <b>52,37,41,920</b>    | <b>5237.42</b>  |

On February 2, 2026, the Company issued 2,51,39,620 equity shares of face value ₹1 each at an issue price of ₹2.55 per share ie. (Rupees Two and Fifty Five Paise Only) per Equity Share aggregating to Rs. 6,41,06,031 (Rs. Six Crores Forty One Lakhs Six Thousand Thirty One Only) be and hereby allotted on preferential basis by way of conversion of unsecured loan into Equity Shares to the Mr. Ashish P. Patel, the Promoter and Managing Director of the Company for cash consideration. As this is a fresh issue of shares for consideration, there is no restatement of prior period Earnings Per Share (EPS), and the impact of the share issue is considered from the date of allotment.



## ANNUAL REPORT 2025-26

### 14.1 Details of shareholders holding more than 5% shares in the company

| Name of the shareholder | As at 31st March, 2026 |              | As at 31st March, 2025 |              |
|-------------------------|------------------------|--------------|------------------------|--------------|
|                         | No. Of shares          | % of holding | No. Of shares          | % of holding |
| Jahnavi Patel           | 14,10,88,113           | 25.70%       | 14,10,88,113           | 26.94%       |
| Ashish Patel            | 130,735,560            | 23.82%       | 10,55,95,940           | 20.16%       |
| Uday Bhatt              | 3,78,66,483            | 6.90%        | 3,78,66,483            | 6.90%        |

### 14.2 Rights, Preferences and restrictions attached to equity shares

The company has one class of equity shares having a par value of Rs. 1 each. Each shareholder is eligible for one vote per share held. The dividend proposed by 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.

### 14.3 Shares held by promoters at the end of the year

| S. No | Promoter name              | No. of Shares | %of total shares | % Change during the year |
|-------|----------------------------|---------------|------------------|--------------------------|
| 1     | Ashish Prafulbhai Patel    | 13,07,35,560  | 23.82%           | 3.66%                    |
| 2     | Jahnavi Ashishbhai Patel   | 14,10,88,113  | 25.70%           | 1.24%                    |
| 3     | Prafulbhai Chunibhai Patel | 1,02,000      | 0.02%            | -                        |
| 4     | Madhuben Prafulbhai Patel  | 6,96,980      | 0.13%            | -                        |
| 5     | Nikiben Miteshbhai Shah    | 1,02,000      | 0.02%            | -                        |

**14.4 Note:** \*The change in the shareholding pattern is attributable to the preferential allotment of 2,51,39,620 equity shares to Mr. Ashish Patel, Promoter of the Company, pursuant to the conversion of unsecured loan into equity, resulting in an increase in the total paid-up share capital of the Company. Consequently, there has been a change in the percentage shareholding of the promoters as well as other shareholders.

### 15. OTHER EQUITY

(₹ in Lakhs)

| Particulars                           | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|---------------------------------------|---------------------------|---------------------------|
| <b>(a) Security Premium</b>           |                           |                           |
| At the beginning of the year          | 654.68                    | -                         |
| Add: Addition during the year         | 389.66                    | 654.68                    |
| Less : Deduction made during the year | -                         | -                         |
| Balance at the end of the year        | 1044.34                   | 654.68                    |
| <b>(b) Profit &amp; Loss</b>          |                           |                           |
| At the beginning of the year          | 161.11                    | 18.75                     |
| Add: Addition during the year         | 342.42                    | 142.36                    |
| Less : Deduction during the year      | -                         | -                         |
| Balance at the end of the year        | 485.53                    | 161.11                    |
| <b>Total</b>                          | <b>1529.87</b>            | <b>815.79</b>             |



## ANNUAL REPORT 2025-26

### 16. NON CURRENT BORROWINGS

(₹ in Lakhs)

| Particulars            | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|------------------------|---------------------------|---------------------------|
| <b>Loans (Secured)</b> |                           |                           |
| From Banks             | 757.90                    | 744.05                    |
| <b>Total</b>           | <b>757.90</b>             | <b>744.05</b>             |

### 17. OTHER NON CURRENT FINANCIAL LIABILITIES

(₹ in Lakhs)

| Particulars       | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-------------------|---------------------------|---------------------------|
| Security Deposits | 1.12                      | 1.12                      |
| <b>Total</b>      | <b>1.12</b>               | <b>1.12</b>               |

### 18. NON CURRENT PROVISIONS

(₹ in Lakhs)

| Particulars                            | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|----------------------------------------|---------------------------|---------------------------|
| <b>Provision for Employee benefits</b> |                           |                           |
| -Gratuity                              | 24.56                     | 24.23                     |
| <b>Total</b>                           | <b>24.56</b>              | <b>24.23</b>              |

### 19. BORROWINGS

(₹ in Lakhs)

| Particulars                                           | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-------------------------------------------------------|---------------------------|---------------------------|
| <b>UNSECURED LOANS</b>                                |                           |                           |
| (a) Loans from directors                              | 2072.43                   | 2595.65                   |
| <b>CURRENT MATURITIES OF LONG TERM BORROWINGS</b>     |                           |                           |
| (a) From Banks against the hypothecation of motor car | 179.17                    | 152.46                    |
| <b>Total</b>                                          | <b>2251.60</b>            | <b>2748.11</b>            |

### 20. TRADE PAYABLES

(₹ in Lakhs)

| Particulars                                                         | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|---------------------------------------------------------------------|---------------------------|---------------------------|
| Outstanding due to micro and small enterprises                      | 12.06                     | 0.73                      |
| Outstanding due to creditors other than micro and small enterprises | 186.42                    | 222.43                    |
| <b>Total</b>                                                        | <b>198.49</b>             | <b>223.16</b>             |

20.1 Includes payables to related parties

20.2 For aging schedule of trade payables refer note no. 43

### 21. OTHER CURRENT FINANCIAL LIABILITIES

(₹ in Lakhs)

| Particulars                | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|----------------------------|---------------------------|---------------------------|
| Salaries and Wages payable | 8.77                      | 6.28                      |
| <b>Total</b>               | <b>8.77</b>               | <b>6.28</b>               |

### 22. OTHER CURRENT LIABILITIES

(₹ in Lakhs)



## ANNUAL REPORT 2025-26

| Particulars                             | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-----------------------------------------|---------------------------|---------------------------|
| Booking Advance received from customers | 3831.01                   | 4302.90                   |
| Statutory Dues                          | 10.94                     | 3.30                      |
| <b>Total</b>                            | <b>3841.95</b>            | <b>4306.20</b>            |

### 23. CURRENT PROVISIONS

(₹ in Lakhs)

| Particulars                                   | As at<br>31st March, 2026 | As at<br>31st March, 2025 |
|-----------------------------------------------|---------------------------|---------------------------|
| <b>Provision for Employee benefit expense</b> |                           |                           |
| Gratuity                                      | 3.59                      | 0.72                      |
| PF Contribution                               | 0.10                      | 0.13                      |
| ESIC Contribution                             | 0.02                      | 0.02                      |
| Bonus                                         | 4.72                      | 4.03                      |
| <b>Total</b>                                  | <b>8.42</b>               | <b>4.90</b>               |

### 24. COMPONENTS OF INCOME TAX EXPENSE

(₹ in Lakhs)

1. The major component of Income tax expense for the year ended on March 31, 2026 and March 31, 2025 are as follows:

| Particulars                                                       | For the Year ended<br>March 31, 2026 | For the Year ended<br>March 31, 2025 |
|-------------------------------------------------------------------|--------------------------------------|--------------------------------------|
| <b>Statement of Profit and Loss</b>                               |                                      |                                      |
| <b>Current tax</b>                                                |                                      |                                      |
| Current income tax                                                | 32.50                                | -                                    |
| Adjustment of tax relating to earlier periods                     | -                                    | (0.35)                               |
| <b>Deferred tax</b>                                               |                                      |                                      |
| Deferred tax expense                                              | 19.79                                | 11.09                                |
| <b>Mat Credit written off</b>                                     | -                                    | -                                    |
|                                                                   | <b>52.29</b>                         | <b>10.74</b>                         |
| <b>Other comprehensive income</b>                                 |                                      |                                      |
| <b>Deferred tax on</b>                                            |                                      |                                      |
| Net loss/(gain) on actuarial gains and losses                     | -                                    | -                                    |
| Debt instruments carried at FVTOCI                                |                                      |                                      |
| <b>Income tax expense as per the statement of profit and loss</b> | <b>52.29</b>                         | <b>10.74</b>                         |

2. Reconciliation of effective tax

(₹ in Lakhs)

| Particulars                                                          | For the Year ended<br>March 31, 2026 | For the Year ended<br>March 31, 2025 |
|----------------------------------------------------------------------|--------------------------------------|--------------------------------------|
| <b>Profit before tax from continuing and discontinued operations</b> | 342.75                               | 145.33                               |
| <b>Statutory Tax Rate</b>                                            | 25.17%                               | 25.17%                               |
| <b>Tax at statutory Tax Rate</b>                                     |                                      |                                      |
| <i>Adjustments for:</i>                                              |                                      |                                      |
| Changes due to payment of Tax as per MAT                             |                                      |                                      |
| MAT Benefit for Transitional Ind AS Impact                           |                                      |                                      |
| Excess provision created for Income Tax                              |                                      |                                      |
| Reversal of deferred Tax (due to payment of MAT)                     | 52.29                                | 10.74                                |



## ANNUAL REPORT 2025-26

|                         |       |       |
|-------------------------|-------|-------|
| Tax expense / (benefit) | 52.29 | 10.74 |
|-------------------------|-------|-------|

### 3. Movement in deferred tax assets and liabilities

For the year ended on March 31, 2026

(₹ in Lakhs)

| Particulars                                                 | As at April 1, 2025 | Credit/(charge) in the Statement of Profit and Loss | Credit/(charge) in Other Comprehensive Income | As at March 31, 2026 |
|-------------------------------------------------------------|---------------------|-----------------------------------------------------|-----------------------------------------------|----------------------|
| <b>Deferred tax assets/(liabilities)</b>                    |                     |                                                     |                                               |                      |
| Accelerated depreciation for tax purposes                   | 5.68                | 14.10                                               | -                                             | 19.79                |
| Deferred tax income on amortization of Loan processing fees | -                   | -                                                   | -                                             | -                    |
| Deferred tax expense on fair valuation of investment        | -                   | -                                                   | -                                             | -                    |
| Expenditure allowable on payment basis                      | -                   | -                                                   | -                                             | -                    |
| MAT credit                                                  | -                   | -                                                   | -                                             | -                    |
| <b>TOTAL</b>                                                | <b>5.68</b>         | <b>14.10</b>                                        | <b>-</b>                                      | <b>19.79</b>         |

For the year ended on March 31, 2025

(₹ in Lakhs)

| Particulars                                                 | As at April 1, 2024 | Credit/(charge) in the Statement of Profit and Loss | Credit/(charge) in Other Comprehensive Income | As at March 31, 2025 |
|-------------------------------------------------------------|---------------------|-----------------------------------------------------|-----------------------------------------------|----------------------|
| <b>Deferred tax assets/(liabilities)</b>                    |                     |                                                     |                                               |                      |
| Accelerated depreciation for tax purposes                   | 16.77               | (11.09)                                             | -                                             | 5.68                 |
| Deferred tax income on amortization of Loan processing fees | -                   | -                                                   | -                                             | -                    |
| Deferred tax expense on fair valuation of investment        | -                   | -                                                   | -                                             | -                    |
| Expenditure allowable on payment basis                      | -                   | -                                                   | -                                             | -                    |
| MAT credit                                                  | -                   | -                                                   | -                                             | -                    |
| <b>TOTAL</b>                                                | <b>16.77</b>        | <b>(11.09)</b>                                      | <b>-</b>                                      | <b>5.68</b>          |

### 4. Current / Non-current tax assets and liabilities

(₹ in Lakhs)

| Particulars             | As at March 31, 2026 | As at March 31, 2025 |
|-------------------------|----------------------|----------------------|
| <b>Non-current</b>      |                      |                      |
| Tax Assets              | 102.99               | 131.29               |
| <b>Current</b>          |                      |                      |
| Current tax liabilities | -                    | -                    |

## 25. EMPLOYEE BENEFITS

**A. Defined contribution plans:** The Company deposits amount of contribution to government under PF and other schemes operated by government.

Amount of Rs. 1.21 Lacs (P.Y.: Rs. 1.25 Lacs) is recognised as expenses and included in Note 32 "Employee benefit expense"

(₹ in Lakhs)



## ANNUAL REPORT 2025-26

| Particulars                      | For the Year ended<br>March 31, 2026 | For the Year ended<br>March 31, 2025 |
|----------------------------------|--------------------------------------|--------------------------------------|
| <u>Provident and other funds</u> | -                                    | -                                    |
| Provident fund expense           | 0.23                                 | 0.39                                 |
| Employer's Esic Cont.Exp. A/C    | 0.14                                 | 0.13                                 |
| Employer's Lwf Cont Exps A/C     | 0.02                                 | 0.00                                 |
| Pension Fund expense             | 0.39                                 | 0.68                                 |
| <b>TOTAL</b>                     | <b>0.78</b>                          | <b>1.21</b>                          |

### B. Defined benefit plans:

The Company has following post-employment benefits which are in the nature of defined benefit plans:

- (a) **Gratuity:** The Company operates gratuity plan wherein every employee is entitled to the benefit as per scheme of the Company, for each completed year of service. The benefit vests only after five years of continuous service, except in case of death/disability of employee during service. The vested benefit is payable on separation from the Company, on retirement, death or termination.

#### Changes in defined benefit obligation and plan assets

(₹ in Lakhs)

| Particulars                                                                | As at March 31, 2026 |              | As at March 31, 2025 |              |
|----------------------------------------------------------------------------|----------------------|--------------|----------------------|--------------|
| <b>Gratuity - Defined benefit obligation</b>                               |                      | 24.94        |                      | 28.70        |
| Opening Balance                                                            |                      |              |                      |              |
| <b>Gratuity cost charged to statement of profit and loss</b>               |                      |              |                      |              |
| Service cost                                                               | 1.57                 |              | 1.93                 |              |
| Net interest expense                                                       | 1.70                 |              | 2.07                 |              |
| Transfer in / (out) obligation                                             |                      | 3.27         |                      | 4.00         |
| <b>Sub-total included in statement of profit and loss</b>                  |                      |              |                      |              |
| <b>Benefit paid</b>                                                        |                      |              |                      |              |
| <b>Remeasurement gains/(losses) in other comprehensive income</b>          |                      |              |                      |              |
| Return on plan assets (excluding amounts included in net interest expense) |                      |              |                      |              |
| Actuarial changes arising from changes in demographic assumptions          |                      |              |                      |              |
| Actuarial changes arising from changes in financial assumptions            | (0.07)               |              | (7.76)               |              |
| Experience adjustments                                                     |                      |              |                      |              |
| <b>Sub-total included in OCI</b>                                           |                      | (0.07)       |                      | (7.76)       |
| Defined benefit obligation                                                 |                      | 28.14        |                      | 24.94        |
| Fair value of plan assets                                                  |                      |              |                      |              |
| <b>Total benefit liability</b>                                             |                      | <b>28.14</b> |                      | <b>24.94</b> |

The principal assumptions used in determining above defined benefit obligations for the Company's plans are shown below:

| Particulars            | For the Year ended<br>March 31, 2026 | For the Year ended<br>March 31, 2025 |
|------------------------|--------------------------------------|--------------------------------------|
| Discount rate          | 7.36%                                | 6.83%                                |
| Future salary increase | 7.00%                                | 7.00%                                |



## ANNUAL REPORT 2025-26

|                                  |                                                    |                                                    |
|----------------------------------|----------------------------------------------------|----------------------------------------------------|
| Attrition rate                   | 2.00%                                              | 2.00%                                              |
| Mortality rate during employment | Indian Assured Lives Mortality (2012-14) Mortality | Indian Assured Lives Mortality (2012-14) Mortality |

A quantitative sensitivity analysis for significant assumption is as shown below: (₹ in Lakhs)

| Particulars            | Sensitivity level | (Increase) / decrease in defined benefit obligation (Impact) |                                   |
|------------------------|-------------------|--------------------------------------------------------------|-----------------------------------|
|                        |                   | For the Year ended March 31, 2026                            | For the Year ended March 31, 2025 |
| <b>Gratuity</b>        |                   |                                                              |                                   |
| Discount rate          | 1% increase       | -1,13,075                                                    | -1,19,376                         |
|                        | 1% decrease       | 1,26,075                                                     | 1,32,342                          |
| Salary increase        | 1% increase       | 80,116                                                       | 75,048                            |
|                        | 1% decrease       | -70,100                                                      | 75,048                            |
| Employee turnover rate | 1% increase       | 6,437                                                        | 7,364                             |
|                        | 1% decrease       | -6,788                                                       | -7,423                            |

The followings are the expected future benefit payments for the defined benefit plan:

| Particulars                                              | For the Year ended March 31, 2026 | For the Year ended March 31, 2025 |
|----------------------------------------------------------|-----------------------------------|-----------------------------------|
| <b>Gratuity</b>                                          |                                   |                                   |
| Within the next 12 months (next annual reporting period) | 3.59                              | 0.72                              |
| Between 2 and 5 years                                    | 21.17                             | 22.59                             |
| Beyond 5 years                                           | 18.31                             | 15.10                             |
| <b>Total expected payments</b>                           | <b>43.06</b>                      | <b>38.41</b>                      |

| Particulars | For the Year ended March 31, 2026 | For the Year ended March 31, 2025 |
|-------------|-----------------------------------|-----------------------------------|
| Gratuity    | 10 Years                          | 10 Years                          |

## 26. REVENUE FROM OPERATIONS

(₹ in Lakhs)

| Particulars                                | For the Year Ended 31st March 2026 | For the Year Ended 31st March 2025 |
|--------------------------------------------|------------------------------------|------------------------------------|
| Sales from construction related activities | 1175.68                            | 765.81                             |
| Other operating revenues                   | (64.83)                            | 0                                  |
| <b>Total</b>                               | <b>1110.84</b>                     | <b>765.81</b>                      |

## 27. OTHER INCOME

(₹ in Lakhs)

| Particulars     | For the Year Ended 31st March 2026 | For the Year Ended 31st March 2025 |
|-----------------|------------------------------------|------------------------------------|
| Other income    | 12.75                              | 2.78                               |
| Interest Income | 0.77                               | 0.00                               |
| <b>Total</b>    | <b>13.52</b>                       | <b>2.78</b>                        |

## 28. COST OF MATERIAL CONSUMED

(₹ in Lakhs)



## ANNUAL REPORT 2025-26

| Particulars           | For the Year Ended<br>31st March 2026 | For the Year Ended<br>31st March 2025 |
|-----------------------|---------------------------------------|---------------------------------------|
| Raw Material Consumed | 108.79                                | 72.39                                 |
| <b>Total</b>          | <b>108.79</b>                         | <b>72.39</b>                          |

### 29. PURCHASE AND PROJECT DEVELOPMENT EXPENSES (₹ in Lakhs)

| Particulars      | For the Year Ended<br>31st March 2026 | For the Year Ended<br>31st March 2025 |
|------------------|---------------------------------------|---------------------------------------|
| Labour Charges   | 109.65                                | 127.79                                |
| Freight Expenses | 0.00                                  | 0.00                                  |
| Power and Fuel   | 18.91                                 | 19.23                                 |
| Other Expenses   | 117.54                                | 99.22                                 |
| <b>Total</b>     | <b>246.10</b>                         | <b>246.24</b>                         |

### 30. CHANGES IN INVENTORIES OF LAND AND CONSTRUCTION WORK IN PROGRESS (₹ in Lakhs)

| Particulars   | For the Year Ended<br>31st March 2026 | For the Year Ended<br>31st March 2025 |
|---------------|---------------------------------------|---------------------------------------|
| Opening Value | 5125.06                               | 4956.50                               |
| Closing Value | (5276.83)                             | (5125.06)                             |
| <b>Total</b>  | <b>(151.77)</b>                       | <b>(168.56)</b>                       |

### 31. EMPLOYEE BENEFIT EXPENSES (₹ in Lakhs)

| Particulars                   | For the Year Ended<br>31st March 2026 | For the Year Ended<br>31st March 2025 |
|-------------------------------|---------------------------------------|---------------------------------------|
| Salaries and wages            | 100.15                                | 72.63                                 |
| PF ESI and other contribution | 0.38                                  | 0.62                                  |
| Staff welfare Expense         | 0.39                                  | 8.50                                  |
| Director Remuneration         | 33.00                                 | 33.00                                 |
| Gratuity Expens               | 3.27                                  | 4.00                                  |
| <b>Total</b>                  | <b>137.18</b>                         | <b>118.75</b>                         |

### 32. FINANCE COST (₹ in Lakhs)

| Particulars                       | For the Year Ended<br>31st March 2026 | For the Year Ended<br>31st March 2025 |
|-----------------------------------|---------------------------------------|---------------------------------------|
| Interest paid to Banks            | 77.87                                 | 97.43                                 |
| Interest on late payment of taxes | 0.80                                  | 0.00                                  |
| Other Finance Cost                | 0.95                                  | 4.02                                  |
| <b>Total</b>                      | <b>79.62</b>                          | <b>101.45</b>                         |

### 33. DEPRECIATION AND AMORTISATION EXPENSE (₹ in Lakhs)

| Particulars           | For the Year Ended<br>31st March 2026 | For the Year Ended<br>31st March 2025 |
|-----------------------|---------------------------------------|---------------------------------------|
| Depreciation Expenses | 88.05                                 | 73.67                                 |
| <b>Total</b>          | <b>88.05</b>                          | <b>73.67</b>                          |

### 34. OTHER EXPENSES (₹ in Lakhs)



## ANNUAL REPORT 2025-26

| Particulars                                   | For the Year Ended<br>31st March 2026 | For the Year Ended<br>31st March 2026 |
|-----------------------------------------------|---------------------------------------|---------------------------------------|
| Advertisement and Business Promotion Expenses | 10.61                                 | 1.50                                  |
| Commission Expenses paid                      | 0.00                                  | 0.00                                  |
| Telephone Expenses                            | 0.73                                  | 1.32                                  |
| Insurance Expenses                            | 5.59                                  | 6.22                                  |
| Legal and Professional Fees                   | 202.66                                | 84.38                                 |
| Payment to Auditors                           | 1.17                                  | 2.05                                  |
| Rent Paid                                     | 1.20                                  | 0.00                                  |
| Power and Fuel Expenses                       | 2.89                                  | 3.05                                  |
| Travelling and Conveyance Expenses            | 1.31                                  | 14.12                                 |
| Rates and Taxes                               | 0.07                                  | 10.78                                 |
| Repair and Maintenance                        |                                       |                                       |
| - Plant and Machinery                         | 0.69                                  | 1.56                                  |
| - Others                                      | 13.26                                 | 5.16                                  |
| Bank Charges                                  | 1.54                                  | 1.39                                  |
| Postage and Courier Expenses                  | 0.00                                  | 0.28                                  |
| Security Expenses                             | 11.40                                 | 11.21                                 |
| Office Expenses                               | 16.22                                 | 11.81                                 |
| Sundry Balances Written off                   | 0.00                                  | 1.00                                  |
| Sales promotion expenses                      | 0.00                                  | 1.09                                  |
| Gardening expenses                            | 0.00                                  | 0.38                                  |
| Deficit on Sale of Cars                       | 0.00                                  | 0.00                                  |
| CSR Expenses                                  | 0.00                                  | 22.00                                 |
| Donation                                      | 4.00                                  | 0.00                                  |
| GST Expense                                   | 0.00                                  | 0.00                                  |
| <b>Total</b>                                  | <b>273.64</b>                         | <b>179.31</b>                         |

### 36. RELATED PARTY DISCLOSURES

Related party disclosures, as required by Ind AS 24, "Related Party Disclosures", are given below.

#### A. Particulars of related parties and nature of relationships

| Name of the Related Parties                   |                                                                  |
|-----------------------------------------------|------------------------------------------------------------------|
| Ashish P. Patel                               | Key Management Personnel                                         |
| Khyati Patel                                  |                                                                  |
| Pranav J. Patel                               |                                                                  |
| Ashish P. Patel (HUF)                         | Relatives of Key Management Personnel                            |
| Jahnvi Ashish Patel                           | Director                                                         |
| Tushar Patel (independent director)           |                                                                  |
| Rahul Krishkumar Mehra (independent director) |                                                                  |
| Bharat Pandya (independent director)          |                                                                  |
| Nirav Vasantlal Patel (independent director)  |                                                                  |
| Alok Harishikesh Vaidya                       |                                                                  |
| Radhe Infra and Projects India Limited        | Parties where key management personnel have substantial interest |
| Pratigna Properties Private Limited           |                                                                  |



## ANNUAL REPORT 2025-26

|                                  |  |
|----------------------------------|--|
| Garima Venture Finance Limited   |  |
| Esaan Organizers Private Limited |  |
| Saurashtra Cement Corporation    |  |
| Garima Communication             |  |

### B. Related party transactions and balances (₹ in Lakhs)

Terms and conditions of transactions with related parties

The details of material transactions and balances with related parties are given below:

| Sr. No | a) Transactions during the year         | For the year ended on March 31, 2026 | For the year ended on March 31, 2025 |
|--------|-----------------------------------------|--------------------------------------|--------------------------------------|
| 1      | <u>Sales and other operating income</u> | -                                    | -                                    |
|        | Sales of Shops                          | Nil                                  | Nil                                  |
| 2      | <u>Purchase of stock in trade</u>       |                                      |                                      |
|        | <b>Saurashtra Cement Corporation</b>    | 0.82                                 | -                                    |
| 3      | <u>Remuneration Paid</u>                |                                      |                                      |
|        | <b>Ashish P Patel</b>                   | 33.00                                | 33.00                                |
|        | <b>Pranav J Patel</b>                   | 3.96                                 | 3.96                                 |
|        | <b>Khyati Patel</b>                     | 6.00                                 | 6.00                                 |
| 4      | <u>Borrowings (Loan Taken) Addition</u> |                                      |                                      |
|        | <b>Ashish P Patel</b>                   | 1002.07                              | 1106.37                              |
| 5      | <u>Borrowings (Loan Repaid) Repaid</u>  |                                      |                                      |
|        | <b>Ashish P Patel</b>                   | 1525.29                              | 1718.82                              |

| b) Balances at the end of the year                         | As at March 31, 2026                       | As at March 31, 2025 |
|------------------------------------------------------------|--------------------------------------------|----------------------|
| 1 <u>Outstanding Payables (Accrued Salary &amp; Wages)</u> |                                            | -                    |
|                                                            | <b>Ashish P Patel</b>                      | 2.75                 |
|                                                            | <b>Pranav J Patel</b>                      | 0.30                 |
|                                                            | <b>Khyati Patel</b>                        | 0.50                 |
| 2 <u>Accounts payables outstanding</u>                     |                                            |                      |
|                                                            | <b>Saurashtra Cement Corporation</b>       | 0.01                 |
| 3 <u>Advances Received</u>                                 |                                            |                      |
|                                                            | <b>Ashish P Patel HUF</b>                  | 7.00                 |
| 4 <u>Advances Paid</u>                                     |                                            |                      |
|                                                            | <b>Ashish P Patel</b>                      | 0.00                 |
| 5 <u>Borrowings (Loans Taken)</u>                          |                                            |                      |
|                                                            | <b>Pratigna Properties Private Limited</b> | 540.00               |
|                                                            | <b>Ashish P Patel</b>                      | 2066.14              |
|                                                            | <b>Jahnvi A. Patel</b>                     | 6.30                 |

## 37. SEGMENT INFORMATION

### Primary operating segment

In Line with Ind AS 108 on Operating Segment and basis of the review of operations being done by the senior management, the operations of group falls under real estate business which is considered to be the only reportable segment by the management.



## ANNUAL REPORT 2025-26

### Information about product and services:

(₹ in Lakhs)

| Particulars                           | For the year ended<br>March 31, 2026 | For the year ended<br>March 31, 2025 |
|---------------------------------------|--------------------------------------|--------------------------------------|
| Real Estate Promotion and Development | 1110.84                              | 765.81                               |

### Information about geographical areas

(₹ in Lakhs)

| Particulars                         | For the year ended<br>March 31, 2026 | For the year ended<br>March 31, 2025 |
|-------------------------------------|--------------------------------------|--------------------------------------|
| Within India Revenue from operation | 1110.84                              | 765.81                               |

### Information about major customers

Revenues from aggregate five of the customers of the Company for the year ended 31 March, 2026 were Rs. 991.67 Lacs (approximately 89% of total revenues) which is more than 10% of the total revenues.

Revenues from aggregate five of the customers of the Company for the year ended 31 March, 2025 were Rs. 624.00 Lacs (approximately 81.48% of total revenues) which is more than 10% of the total revenues.

## 38. FINANCIAL ASSETS AND LIABILITIES

### Financial assets by category

(₹ in Lakhs)

| Particulars                                                | As at 31st March, 2026 |        |                | As at 31st March, 2025 |        |                |
|------------------------------------------------------------|------------------------|--------|----------------|------------------------|--------|----------------|
|                                                            | FVTPL                  | FVTOCI | Amortised cost | FVTPL                  | FVTOCI | Amortised cost |
| Investments in                                             |                        |        |                |                        |        |                |
| Trade receivables                                          | -                      | -      | 0.00           | -                      | -      | 0.00           |
| Loans                                                      | -                      | -      | 623.26         | -                      | -      | 673.26         |
| Cash & cash equivalents<br>(including other bank balances) | -                      | -      | 35.45          | -                      | -      | 40.76          |
| Other financial assets                                     |                        |        |                |                        |        |                |
| - Society Deposit                                          | -                      | -      | 3791.09        | -                      | -      | 3793.35        |
| - Security & Tender deposits                               | -                      | -      | 55.10          | -                      | -      | 53.61          |
| - Others                                                   | -                      | -      | 0.00           | -                      | -      | 0.00           |
| <b>Total Financial assets</b>                              | -                      | -      | <b>4504.90</b> | -                      | -      | <b>4560.97</b> |

Note: Loans include current and non-current financial loans.

### Financial liabilities by category

(₹ in Lakhs)

| Particulars                                  | As at 31st March, 2026 |        |                | As at 31st March, 2025 |        |                |
|----------------------------------------------|------------------------|--------|----------------|------------------------|--------|----------------|
|                                              | FVTPL                  | FVTOCI | Amortised cost | FVTPL                  | FVTOCI | Amortised cost |
| Borrowings                                   | -                      | -      | 757.90         | -                      | -      | 744.05         |
| Trade payables                               | -                      | -      | 198.49         | -                      | -      | 223.16         |
| Other financial liabilities                  |                        |        |                |                        |        |                |
| - Current maturities of long-term borrowings | -                      | -      | 2251.60        | -                      | -      | 2748.11        |
| - Security Deposits                          | -                      | -      | 1.12           | -                      | -      | 1.12           |
| - Salary & Wages Payable                     | -                      | -      | 8.77           | -                      | -      | 6.28           |



## ANNUAL REPORT 2025-26

|                                    |   |   |                |   |   |                |
|------------------------------------|---|---|----------------|---|---|----------------|
| - Inter Corporate Deposits         | - | - | -              | - | - | -              |
| - Customer Booking Refundable      | - | - | -              | - | - | -              |
| <b>Total Financial liabilities</b> | - | - | <b>3217.88</b> | - | - | <b>3722.73</b> |

**Note:** Borrowings include current and non-current financial borrowings

### 39. FAIR VALUES

(₹ in Lakhs)

#### 1. Carrying value and fair value:

Given below is the comparison by class of the carrying value and fair value of the Company's financial instruments.

| Particulars                                             | Carrying value         |                        | Fair value             |                        |
|---------------------------------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                                         | As at 31st March, 2026 | As at 31st March, 2026 | As at 31st March, 2025 | As at 31st March, 2025 |
| <b>Financial assets</b>                                 |                        |                        |                        |                        |
| Trade receivables                                       | 0.00                   | 0.00                   | 0.00                   | 0.00                   |
| Loans                                                   | 623.26                 | 623.26                 | 673.26                 | 673.26                 |
| Cash & cash equivalents (including other bank balances) | 35.45                  | 35.45                  | 40.76                  | 40.76                  |
| Other financial assets                                  |                        |                        |                        |                        |
| - Society Deposit                                       | 3791.09                | 3791.09                | 3793.35                | 3793.35                |
| - Security & Tender deposits                            | 55.10                  | 55.10                  | 53.61                  | 53.61                  |
| - Others                                                | 0.00                   | 0.00                   | 0.00                   | 0.00                   |
| <b>Financial Liabilities</b>                            |                        |                        |                        |                        |
| <b>Borrowings</b>                                       | 757.90                 | 757.90                 | 744.05                 | 744.05                 |
| <b>Trade payables</b>                                   | 198.49                 | 198.49                 | 223.16                 | 223.16                 |
| - Current maturities of long-term borrowings            | 2251.60                | 2251.60                | 2748.11                | 2748.11                |
| - Security Deposits                                     | 1.12                   | 1.12                   | 1.12                   | 1.12                   |
| - Salary & Wages Payable                                | 8.77                   | 8.77                   | 6.28                   | 6.28                   |
| - Inter Corporate Deposits                              | -                      | -                      | -                      | -                      |
| - Customer Booking Refundable                           | -                      | -                      | -                      | -                      |

#### 2. Quantitative disclosures fair value measurement hierarchy for liabilities:

There are no such liabilities in the company which are measured at FVTPL or at FVTOCI.

### 40. CONTINGENT LIABILITIES

(₹ in Lakhs)

| Particulars                | As at 'March 31, 2026 | As at 'March 31, 2025 |
|----------------------------|-----------------------|-----------------------|
| a. Disputed demand under : |                       |                       |
| (i) Income tax             |                       |                       |
| A.Y 2006-07                | 1.85                  | 0.00                  |

### 41. COMMITMENTS & OBLIGATIONS

(₹ in Lakhs)

| Particulars | As at 'March 31, 2026 | As at 'March 31, 2025 |
|-------------|-----------------------|-----------------------|
|-------------|-----------------------|-----------------------|



## ANNUAL REPORT 2025-26

|                                                                                                                             |   |   |
|-----------------------------------------------------------------------------------------------------------------------------|---|---|
| a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of capital advances) | - | - |
|-----------------------------------------------------------------------------------------------------------------------------|---|---|

### 42. EARNINGS PER SHARE (EPS)

(₹ in Lakhs)

| Particulars                                                                                                        | As at 'March 31, 2026 | As at 'March 31, 2025 |
|--------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| <b>Basic &amp; Diluted EPS</b>                                                                                     |                       |                       |
| <b>Computation of Profit (Numerator)</b>                                                                           |                       |                       |
| (i) Profit/(loss) from continuing operations                                                                       | 324.34                | 134.60                |
| (ii) Profit from discontinued operations                                                                           |                       | -                     |
| (iii) Profit/loss from continuing & discounted operations                                                          | 324.35                | 134.60                |
| <b>Weighted Average Number of Shares (Denominator)</b>                                                             | <b>Nos.</b>           | <b>Nos.</b>           |
| Weighted average number of Equity shares of Rs.1 each used for calculation of basic and diluted earnings per share | 527,667,833           | 51,65,67,373          |
| <b>Basic &amp; Diluted EPS (in Rupees)</b>                                                                         |                       |                       |
| (i) Continuing operations                                                                                          | 0.06                  | 0.03                  |
| (ii) Discontinued operations                                                                                       |                       | -                     |
| (iii) Continuing and Discontinued operations                                                                       | 0.06                  | 0.03                  |

**Note:** On February 02, 2026, the Company issued 2,51,39,620 equity shares of face value ₹1 each at an issue price of ₹2.55 per share ie. (Rupees Two and Fifty Five Paise Only) per equity Share aggregating to Rs. 6,41,06,031 (Rs. Six Crores Forty One Lakhs Six Thousand Thirty One Only) be and hereby allotted on preferential basis by way of conversion of unsecured loan into equity Shares to the Mr. Ashish Patel, the Promoter and Managing Director of the Company for cash consideration. As this is a fresh issue of Shares for consideration, there is no restatement of prior Earning Per Share (EPS), and the impact of the Shares issue is considered from the date of allotment.

### 43. OTHER NOTES

#### I. PAYMENT TO AUDITORS

Details of payment to Auditors are as follows:

| Particulars                      | As at 'March 31, 2026 | As at 'March 31, 2025 |
|----------------------------------|-----------------------|-----------------------|
| Audit Fees                       | 0.90                  | 2.05                  |
| Certification and other services | 0.27                  | 0.00                  |
| <b>Total</b>                     | <b>1.17</b>           | <b>2.05</b>           |

II. The cash on hand balance has not been verified by the auditors and the same has been stated based on the certificate of a director.

III. Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 are provided as under to the extent the company has received intimation from the "Suppliers" regarding their status under the Act.

| Sr No | Particulars | As at 'March 31, 2026 | As at 'March 31, 2025 |
|-------|-------------|-----------------------|-----------------------|
|-------|-------------|-----------------------|-----------------------|



## ANNUAL REPORT 2025-26

|     |                                                                                                                                                                                                                                      |       |      |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|
| (a) | Principal amount and the interest due thereon remaining unpaid to each supplier at the end of each accounting year (but within due date as per the MSMED Act)                                                                        |       |      |
|     | > Principal amount due to micro and small enterprise                                                                                                                                                                                 | 12.06 | 0.73 |
|     | > Interest due on above                                                                                                                                                                                                              | Nil   | Nil  |
| (b) | Interest paid by the Company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during the year             | Nil   | Nil  |
| (c) | Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding interest specified under the Micro, Small and Medium Enterprises Act, 2006 | Nil   | Nil  |
| (d) | The amount of interest accrued and remaining unpaid at the end of each accounting year                                                                                                                                               | Nil   | Nil  |
| (e) | Interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprises                                                                          | Nil   | Nil  |

IV. Previous year's figures have been regrouped wherever necessary to make them comparable with those of the current year.

V. Company has an agreement with Shantinagar Co-operative Society for development of plots and resale for the scheme called "Radhe Acres" which is currently undergoing in a dispute with Shantinagar Co Op Society and earlier owners of land regarding the title of the land, In this regards Supreme court has put on a stay on selling any plots under this scheme, However management of company is of the opinion that the stay will be relieved very soon, and as company is not a party of dispute this litigation will not cause any loss to the company.

VI. Trade Receivables ageing schedule

For the year ended 31st March, 2026

(₹ in Lakhs)

| Particulars                                                                        | Outstanding for following periods from due date of payment |                  |           |           |                  | Total |
|------------------------------------------------------------------------------------|------------------------------------------------------------|------------------|-----------|-----------|------------------|-------|
|                                                                                    | Less than 6 months                                         | 6 months -1 year | 1-2 years | 2-3 years | More than 3years |       |
| (i) Undisputed Trade receivables –                                                 | -                                                          | -                | -         | -         | -                | -     |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -                                                          | -                | -         | -         | -                | -     |
| (iii) Undisputed Trade Receivables –                                               | -                                                          | -                | -         | -         | -                | -     |
| (iv) Disputed Trade Receivables – considered good                                  | -                                                          | -                | -         | -         | -                | -     |
| (v) Disputed Trade Receivables – which have significant increase in credit risk    | -                                                          | -                | -         | -         | -                | -     |
| (vi) Disputed Trade Receivables –                                                  | -                                                          | -                | -         | -         | -                | -     |
| <b>Total</b>                                                                       | -                                                          | -                | -         | -         | -                | -     |



## ANNUAL REPORT 2025-26

For the year ended 31st March, 2025

| Particulars                                                                        | Outstanding for following periods from due date of payment |                  |           |           |                  | Total |
|------------------------------------------------------------------------------------|------------------------------------------------------------|------------------|-----------|-----------|------------------|-------|
|                                                                                    | Less than 6 months                                         | 6 months -1 year | 1-2 years | 2-3 years | More than 3years |       |
| (i) Undisputed Trade receivables –                                                 | -                                                          | -                | -         | -         | -                | -     |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | -                                                          | -                | -         | -         | -                | -     |
| (iii) Undisputed Trade Receivables –                                               | -                                                          | -                | -         | -         | -                | -     |
| (iv) Disputed Trade Receivables– considered good                                   | -                                                          | -                | -         | -         | -                | -     |
| (v) Disputed Trade Receivables – which have significant increase in credit risk    | -                                                          | -                | -         | -         | -                | -     |
| (vi) Disputed Trade Receivables –                                                  | -                                                          | -                | -         | -         | -                | -     |
| <b>Total</b>                                                                       | -                                                          | -                | -         | -         | -                | -     |

### VII. Trade Payables ageing schedule

For the year ended 31st March, 2026

| 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 |               |
| (i) MSME                    | 12.06                                                       | -           | -            | -                 | 12.06         |
| (ii) Others                 | 155.15                                                      | 1.54        | 23.06        | 6.52              | 186.28        |
| (iii) Disputed dues – MSME  | -                                                           | -           | -            | -                 | -             |
| (iv) Disputed dues - Others | -                                                           | -           | -            | -                 | -             |
| <b>Total</b>                | <b>167.22</b>                                               | <b>1.54</b> | <b>23.06</b> | <b>6.52</b>       | <b>198.34</b> |

For the year ended 31st March, 2025

| 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 |               |
| (i) MSME                    | 0.73                                                        | 0.00         | 0.00         | 0.00              | 0.73          |
| (ii) Others                 | 143.82                                                      | 34.46        | 32.40        | 11.75             | 222.43        |
| (iii) Disputed dues – MSME  | 0.00                                                        | 0.00         | 0.00         | 0.00              | 0.00          |
| (iv) Disputed dues - Others | 0.00                                                        | 0.00         | 0.00         | 0.00              | 0.00          |
| <b>Total</b>                | <b>144.55</b>                                               | <b>34.46</b> | <b>32.40</b> | <b>11.75</b>      | <b>223.16</b> |

### VIII. Loans to promoters, directors, KMPs

Company has not granted any loans to promoters, directors, KMPs and the related parties either severally or jointly with any other person in the nature of Loans and Advances during the year.



## ANNUAL REPORT 2025-26

### IX. Analytical Ratios

| Particulars                          | Current Year (FY 2025-26) |                             |                               | Previous Year (FY 2024-25) |                             |                               | Change In The Ratio By More Than 25% As Compared To The Preceding Year                                                                                                                                      |
|--------------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------|-----------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | Ratio                     | Items Included In Numerator | Items Included In Denominator | Ratio                      | Items Included In Numerator | Items Included In Denominator |                                                                                                                                                                                                             |
| (A) Current Ratio                    | 0.99                      | 6226.16                     | 6309.24                       | 0.97                       | 7061.22                     | 7288.65                       | Company's revenue has been restricted due to disputes as mentioned in Note 43(V), However, Company is of the opinion that the change in ratio will not affect any materially in the long run of the company |
| (B) Debt-Equity Ratio                | 0.43                      | 3010.63                     | 7018.69                       | 0.58                       | 3493.29                     | 6073.52                       |                                                                                                                                                                                                             |
| (C) Debt Service Coverage Ratio      | 0.13                      | 404.04                      | 3010.63                       | 0.07                       | 243.81                      | 3493.29                       |                                                                                                                                                                                                             |
| (D) Return on Equity Ratio           | 0.05                      | 324.42                      | 7018.69                       | 0.02                       | 142.36                      | 6073.52                       |                                                                                                                                                                                                             |
| (E) Inventory Turnover Ratio         | 0.21                      | 1110.84                     | 5276.83                       | 0.15                       | 765.81                      | 5125.06                       |                                                                                                                                                                                                             |
| (F) Trade Receivables Turnover Ratio | NA                        | 1110.84                     | 0.00                          | NA                         | 765.81                      | 0.00                          |                                                                                                                                                                                                             |
| (G) Trade Payables Turnover Ratio    | 1.79                      | 354.90                      | 198.49                        | 1.43                       | 318.63                      | 223.16                        |                                                                                                                                                                                                             |
| (H) Net Capital Turnover Ratio       | NA                        | 1110.84                     | 0.00                          | NA                         | 765.81                      | 0.00                          |                                                                                                                                                                                                             |
| (I) Net Profit Ratio                 | 0.29                      | 324.42                      | 1110.84                       | 0.19                       | 142.36                      | 765.81                        |                                                                                                                                                                                                             |
| (J) Return on Capital Employed       | 0.04                      | 422.37                      | 10009.53                      | 0.03                       | 246.79                      | 9561.12                       |                                                                                                                                                                                                             |
| (K) Return on Investment             | (56.99)                   | (23269.87)                  | 40834.08                      | (56.99)                    | (21352.56)                  | 37467.69                      |                                                                                                                                                                                                             |

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

As per our Report of even date annexed

**For S. Parth & Co.,**  
**Chartered Accountant**  
 FRN No. 154463W

**CA Parth Shah**  
 Proprietor  
 M No : 198530  
**UDIN : 26198530AWJOZU9046**

**Place :** Ahmedabad

**Date :** 25/05/2026

**On behalf of the board of directors**

**ASHISH PATEL**      **Jahnvi Patel**  
 CEO & MD              Director  
 DIN: 00228026      DIN: 00230301

**Pranav Patel**      **Khyati Patel**  
 Chief Financial      Company  
 Officer              Secretary

**Place :** Ahmedabad

**Date :** 25/05/2026



## ANNUAL REPORT 2025-26

### PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013, and Rule 19(3) of the Companies (Management and Administration) Rules, 2014 - Form No. MGT-11]

#### RADHE DEVELOPERS (INDIA) LIMITED

Regd. Office: Radhe Acres, Block No. 220,226 & 227, B/h. Applewoods Township, Shela, Ahmedabad - 380058

CIN: L45201GJ1995PLC024491 | Phone: +91 79 26583381 | Fax: +91 79 26585567,

E-mail: secretarial@radheinfra.com | Website: www.radhedevelopers.com

Name of member(s): \_\_\_\_\_

Registered address: \_\_\_\_\_

Email ID: \_\_\_\_\_

Folio Number/ DP ID\*/Client ID\*: \_\_\_\_\_

I / We, being the Member(s) holding \_\_\_\_\_ shares of Radhe Developers (India) Limited, hereby appoint:

1. Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Signature: \_\_\_\_\_,

or failing him / her

1. Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Signature: \_\_\_\_\_,

or failing him / her

1. Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Signature: \_\_\_\_\_,

as my / our proxy to attend and vote (on a poll) for me / us and on my / our behalf at the **32<sup>nd</sup> Annual General Meeting** of Radhe Developers (India) Limited to be held on **Saturday, September 19, 2026, at 11:00 a.m.** Radhe Acres, Block NO. 220, 226 & 227, B/h. Applewoods Township, Shela, Ahmedabad-380058 and at any adjournment(s) thereof, in respect of such resolutions as are indicated below: \*\* I wish my above proxy to vote in the manner as indicated in the box below:

#### ORDINARY BUSINESS

|                                                                                                                                                                                  |            |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------|
| 1. Consider and Adopt Audited Financial Statements, the Reports of the Board of Directors and the Auditors for the financial year ended on March 31, 2026. (Ordinary Resolution) | <b>For</b> | <b>Against</b> |
|                                                                                                                                                                                  |            |                |
| 2. Re-Appointment of a director Mr. Alok Vaidya (DIN: 00101864), liable to retires by rotation and being eligible offers himself for re-appointment. (Ordinary Resolution)       | <b>For</b> | <b>Against</b> |
|                                                                                                                                                                                  |            |                |

Signed this.....day of ....., 2026

Signature of Shareholder: .....



## ANNUAL REPORT 2025-26

Signature of Proxy holder(s): .....

Revenue Stamp  
not less than ` 1

**Note:**

- ❖ ***This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.***
- ❖ ***A proxy need not be a member of the Company and shall prove his identity at the time of attending the Meeting.***
- ❖ A person can act as a proxy on behalf of members not exceeding fifty and holding in the aggregate not more than 10% of the total share capital of the company carrying voting rights. A member holding more than 10% of the total share capital of the company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.
- ❖ Appoint a proxy doesn't prevent a member from attending the meeting in person if he/she so wishes. When a member appoints a proxy and both the member and proxy attend the meeting, the proxy will stand automatically revoked.
- ❖ In case of Joint holders, the signature of any one holder will be sufficient, but names of all the joint holders should be stated.
- ❖ \*\* This is only optional. Please put a '✓' in the appropriate column against the resolutions indicated in the box. If you leave 'for' or 'Against' column blank against any or all the resolutions, your proxy will be entitled to vote (on poll) at the meeting in the manner he/she thinks appropriate.
- ❖ This form of proxy shall be signed by the appointer or his attorney duly authorized in writing, or if the appointer is a body corporate, be under its seal or be signed by an officer or an attorney duly authorized by it.
- ❖ This form of proxy will be valid only if it is duly complete in all respects, properly stamped and submitted as per the applicable law. Incomplete form or form which remains unstamped or inadequately stamped or form upon which the stamps have not been cancelled will be treated as invalid.
- ❖ Undated proxy form will not be considered as valid.
- ❖ If the company receives multiple proxies for the same holdings of a member, the proxy which is dated last will be considered valid; if they are not dated or bear the same date without specific mention of time, all such multiple proxies will be treated as invalid.

-----



## ANNUAL REPORT 2025-26

### ATTENDANCE SLIP

(To be presented at the entrance of the meeting venue)

#### **RADHE DEVELOPERS (INDIA) LIMITED**

Regd. Office: Radhe Acres, Block No. 220, 226 & 227, B/h. Applewoods Township, Shela, Ahmedabad-380058,

CIN: L45201GJ1995PLC024491 | Phone: +91 79 26583381 | Fax: +91 79 26585567

E-mail: secretarial@radheinfra.com | Website: www.radhedevelopers.com

I / We certify that I / We am / are member(s) / proxy for the member(s) of the Company.

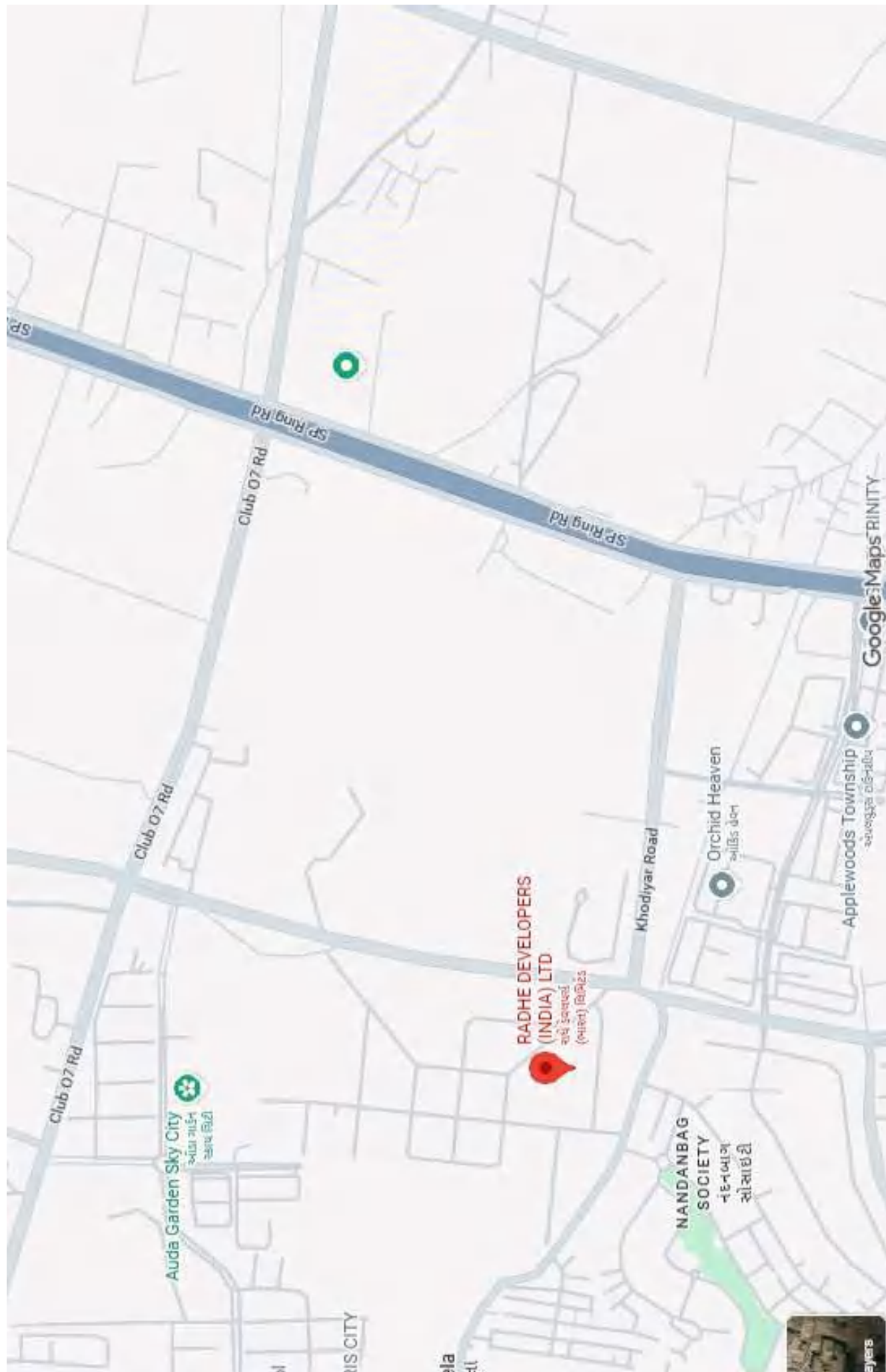
I / We hereby record my / our presence at the **32<sup>nd</sup> Annual General Meeting of Radhe Developers (India) Limited to be held on Saturday, September 19, 2026, at 11:00 a.m.** Radhe Acres, Block NO. 220, 226 & 227, B/h. Applewoods Township, Shela, Ahmedabad-380058 and at any adjournment(s) thereof.

|                                                                          |  |
|--------------------------------------------------------------------------|--|
| <b>Name of First Named Member/ Proxy<br/>/ Authorised Representative</b> |  |
| <b>No.:</b> *                                                            |  |
| <b>No.:</b> *                                                            |  |
| <b>Client ID No.:</b>                                                    |  |
| <b>Shares held:</b>                                                      |  |

\_\_\_\_\_  
Member's / Proxy's Signature

Notes:

1. Only member / Proxyholder can attend the Meeting.
2. Members are requested to bring their copy of the Annual Report and this Attendance Slip at the AGM.
3. Please complete the form and handover at the entrance of the hall.
4. \*Applicable for Investors holding shares in electronic form.





## RADHE DEVELOPERS (INDIA) LIMITED

Radhe Acres, Block No. 220, 226 & 227, B/h. Applewoods Township, Shela, Ahmedabad, Gujarat - 380058

CIN : L45201GJ1995PLC024491 | Tel : +91 79-26583381 | E-mail : [secretarial@radheinfra.com](mailto:secretarial@radheinfra.com)

Visit us : [www.radhedevelopers.com](http://www.radhedevelopers.com)

