Arihant
memorable spaces

Arihant Foundations & Housing Limited
New #3 Old #25
Ganapathy Colony, 3rd Street
Off Cenotaph Road, Teynampet
Chennai 600 018

08.09.2026

To,
BSE Limited
Floor 25, P J Towers,
Dalal Street,
Mumbai – 400 001.
BSE Scrip Code- **531381**

Dear Sir/Madam,

Sub: Notice convening the Thirty-Third Annual General Meeting of Arihant Foundations & Housing Limited along with the Annual Report for the Financial Year 2025-2026

With reference to the captioned subject, we wish to inform that, the Thirty-Third Annual General Meeting ('AGM') of the Members of the Company, shall be held on Wednesday, September 30, 2026, at 09:00 A.M. (IST) through the facility of Video Conferencing / Other Audio Visual Means (VC / OAVM).

Pursuant to Regulation 34(1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, the Annual Report of the Company for the financial year 2025-26 along with the Notice convening the Thirty-Third AGM comprising the items of business proposed to be transacted thereat are enclosed herewith and also made available on the Company's website via the respective below link:

https://cdn.prod.website-files.com/677bb760b33b5fd3ff036767/6a9fcca686e40dc2d05d536a_Annual%20Report_FY%202025-2026.pdf

The Company has engaged the services of Central Depository Services Limited (CDSL) for hosting and convening the 33rd AGM through VC / OAVM, and facilitating the e-voting process (remote and venue). The remote e-voting facility will be made available during the following period:

Cut-off date for e-voting eligibility	Wednesday, September 23, 2026
Commencement of e-voting period	Saturday, September 26, 2026 at (9:00 A.M.) IST
Conclusion of e-voting period	Tuesday, September 29, 2026 at (5:00 P.M.) IST

The Notice along with the Annual Report of the Company are being sent only through electronic mode to those members whose email addresses are registered with the Company / Registrar and Transfer Agent / Depositories / Depository Participants and whose names appear on the Register of Members / Register of Beneficial Owners maintained by the Depositories as on Wednesday, September 23, 2026, being the cut-off date fixed for this purpose.

Further, in accordance with Regulation 36(1)(b) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, a letter encompassing the direct web-link to access the Annual Report of the Company, is being sent to those members whose e-mail addresses are not so registered, a copy of which is enclosed and also made available on the website of the Company at: https://www.arihantspaces.com.

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Chennai 600 018

Members are requested to refer to the enclosed AGM Notice for the detailed instructions regarding casting their vote(s) through remote e-voting prior to the meeting, e-voting during the AGM, and the process for attending the meeting electronically.

We request you to kindly take the above on record.

Thanking you.
Yours Sincerely,

For ARIHANT FOUNDATIONS & HOUSING LIMITED,

ARUN ABRAHAM RAJAN
Digitally signed by ARUN ABRAHAM RAJAN
Date: 2026.09.08 22:57:28 +05'30'

Arun Rajan
Chief Executive Officer

Encl: As above

Arihant®
memorable spaces

Arihant Foundations & Housing Ltd
Annual Report **2025-26**

Where *Heritage* *Meets* Horizon

Where Heritage Meets Horizon

Four decades ago, Arihant delivered its first project in Kilpauk. What followed is a record of more than 25 million square feet built across Chennai: the city's first community developments, its earliest IT offices, landmark residential towers and, from 2014, its first organised senior housing. That inheritance is not only a portfolio. It is a set of relationships with landowning families, institutional partners and customers, built on quality, transparency and delivery on time.

The horizon is what that inheritance now allows us to reach for. Our pipeline stands at 8.11 million square feet under development, carrying ₹11,251 Crore of gross development value, spread across residential, commercial, plotted and senior living formats. An 18-acre acquisition in the heart of Chennai and a strategic alliance with Prestige Estates define the scale of what comes next.

Between the two sits our model. A design-first approach, a strong focus on joint developments and long-standing partnerships with Fortune 500 companies give us the flexibility to respond to opportunity while building at scale. As Tamil Nadu grows and Chennai deepens its position across technology, capability centres and manufacturing, these strengths give us the confidence and capacity to move with the market.

Where Heritage Meets Horizon is our identity and our intent. Heritage is what we have been trusted with; horizon is what we intend to do with it. The distance between them is measured in delivery, and that is the work we return to each year for our customers, our partners and our city.

Melange, Saligramam
(Artist's impression)

Contents

01 Corporate Overview

02 Statutory Reports

03 Financial Statements

Disclaimer

This document contains statements about expected future events, financial and operating results of Arihant Foundations and Housing Limited, which are forward looking. By their nature, forward- looking statements require the Company to make assumptions and are subject to inherent risks and uncertainties. There is a significant risk that the assumptions, predictions, and other forward-looking statements will not prove to be accurate. Readers are cautioned not to place undue reliance on forward-looking statements as a number of factors could cause assumptions, actual future results, and events to differ materially from those expressed in the forward-looking statements.

FY26 Highlights

Financial Highlights

431.70
(₹ IN CRORE)
Revenue

108.75
(₹ IN CRORE)
EBITDA

82.41
(₹ IN CRORE)
Profit Before Tax

58.97
(₹ IN CRORE)
Profit After Tax

Operational Highlights

11,251
(₹ IN CRORE)
Total GDV
(Arihant share 6,033 Crore)

513.70
(₹ IN CRORE)
Pre-Sales Value

5,69,261
(IN SQ. FT)
Area Sold

8.11
(MN SQ. FT)
Under Development

Ventura, Guindy
(Artist's impression)

Corporate Overview | Statutory Reports | Financial Statements Arihant Foundations & Housing Ltd | Annual Report 2025-26 5

ABOUT US

An introduction to Arihant Foundations & Housing Limited

For over four decades, Arihant Foundations and Housing Ltd., founded by the visionary Mr. Navratan Lunawath, has profoundly shaped Chennai's urban landscapes, establishing itself as a premier name in the city's real estate sector. Synonymous with unwavering quality, trustworthiness and architectural excellence, we craft iconic residential, commercial and township developments that serve as timeless legacies, elevating everyday living and business environments.

Embracing a design-first philosophy, we champion customer-centricity, contextual creativity and delivery precision, while prioritising trust-based relationships with stakeholders, including Fortune 500 companies. With over 90% of projects pursued through joint ventures, we foster collaborative growth, pioneering design-led luxury and setting benchmarks in aesthetics, functionality and sustainability.

Committed to integrating technology, craftsmanship and visionary foresight, we pioneer organised redevelopment, expand our commercial presence and redefine Chennai's skyline. Through agile operations and enduring partnerships, we build beyond boundaries, creating memorable spaces that inspire generations.

Design-first thinking runs from site planning through to handover. It is what has allowed our homes to hold their value, and our brand to hold a premium, across four decades.

Our size and scale

40
Years of Experience

90%
Joint ventures

8.11
(MILLION SQ. FT)
Under development

>25
(MILLION SQ. FT)
Developed

Committed to a

Design-first approach

Reserve 16, Pattipulam
(Actual Site Image)

Our portfolio

81,07,100
(SQ. FT)
Under Development

11,251
(₹ IN CRORE)
Gross Development Value (GDV)

6,033
(₹ IN CRORE)
Our share

Silhouette, Guindy
(Artist's impression)

Ongoing projects

Commercial

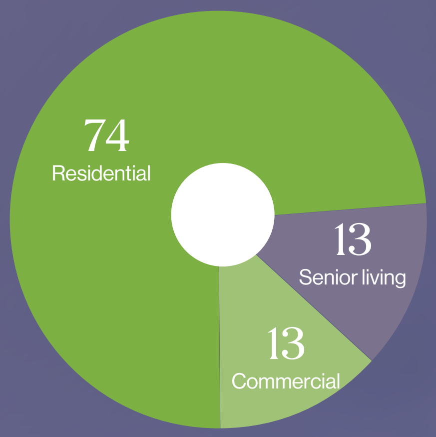
PROJECT	LOCATION	SQ. FT	GROSS DEV. VALUE (₹ Cr)	ARIHANT SHARE (₹ Cr)
Silhouette	Guindy	3,00,000	500	320
Sublime	Thoraipakkam	3,20,000	450	225
Equitas Tower	Little Mount, Guindy	1,73,000	267	160
Ventura	Guindy	1,00,000	140	70
Vayu	Perungudi	1,00,000	110	74
Malar	Boat Club	60,000	250	75
Epoque	Tharamani	20,000	40	16

Senior Housing

PROJECT	LOCATION	SQ. FT	GROSS DEV. VALUE (₹ Cr)	ARIHANT SHARE (₹ Cr)
Swarang	Nemmeli (ECR)	5,50,000	420	210
Shubam	GST	5,29,000	286	77

Our portfolio

ONGOING PROJECT CATEGORIES
(In %)



Ongoing projects

Luxury Residential & Plotted Layouts

PROJECT	LOCATION	SQ. FT	GROSS DEV. VALUE (₹ Cr)	ARIHANT SHARE (₹ Cr)
Chirla	Poes Garden	33,600	120	30
Krsna	Abhirampuram	17,000	45	16
Aurelia	Harrington Road	8,000	20	20
Vipassana	Sri Nagar Colony	34,000	50	22
Melange	Saligramam	1,60,000	192	100
Vivriti	OMR	24,000	28	14
Vanya Vilas	Purusawalkam	82,000	93	47
Mehek	Kilpauk	1,00,000	250	250
Here & Now	Perungudi	6,60,000	1,200	840
Park Street	Velachery	7,50,000	1,600	800
Project Padi	Padi	36,00,000	5,000	2,500
Mira	Anna Nagar	16,500	40	17
Reserve 16	Pattipulam (ECR)	4,70,000	150	150

Mira, Anna Nagar
(Artist's impression)

OUR JOURNEY

Our journey

1984
Launched first project in Kilpauk, Chennai – the beginning of a 40-year journey

1990
Completed Akash Ganga – establishing quality credentials

1993
Dev Darshan – one of Chennai's first organized markets to fuel growth

1995
IPO & Public Listing – accessed capital markets to fuel growth

1998
Sterling Towers completed – a landmark redefining Chennai's skyline

2000
Majestic Towers- Chennai's iconic residential high-rise; premium positioning established

2003
Viceroy completed and leased to Verizon – first Fortune 500 commercial partnership

2005
Technopolis IT Park in OMR leased to HCL – pioneering Chennai's technology corridor

2008
JP Morgan Partnership – institutional capital and global credibility unlocked

2010
North Town – single largest community development in Chennai; JV model proven at scale

2014
Ashiana Partnership – introduced organized senior housing to Chennai; first-mover advantage

2017
Entered ultra-luxury residential segment – Uber Luxury positioning established

2022
Accelerated launches across all segments – portfolio scale-up phase

2024
Sold Equitas Tower at premium – demonstrated commercial asset monetization capability

2025
Strategic Alliance with Prestige Estates – transformational milestone unlocking next growth phase

2026
Acquired 18 acres in the heart of Chennai – One of the largest transaction deals for the last 15 years in the City.

Sublime, Thoraipakkam
(Artist's impression)

BOARD OF DIRECTORS

Board of Directors

Kamal Lunawath

Managing Director

With over 28 years of dedicated leadership at Arihant Spaces, Kamal Lunawath epitomises excellence in the real estate industry. His proven expertise in developing IT parks, townships and luxury apartments, combined with sharp strategic vision in corporate and financial planning, has drawn substantial foreign investments. This has propelled the Company to unprecedented levels of innovation and sustainable growth.

Vimal Lunawath

Chief Financial Officer & Whole-time Director

With over 25 years of industry expertise, Vimal Lunawath leads the design, execution and delivery of large-scale residential complexes. His dedication to creating high-quality living spaces has established Arihant Spaces as a preferred choice for discerning homeowners.

Bharatkumar Mangilal Jain

Whole-time Director

With more than 23 years of experience in the construction industry, Bharat Jain plays a pivotal role at Arihant Spaces. His expertise in large-scale commercial projects and unwavering commitment to quality have helped position the company as a leader in commercial real estate development.

Gunalan Vivekanand

Non-executive/Independent Director

Mr. Gunalan Vivekanand has extensive expertise in real estate law, including property due diligence, conveyancing, RERA compliance, stamp duty and litigation. He has represented clients before the Madras High Court and various tribunals and arbitral panels, and has been recognized by Legal500 Asia Pacific and Chambers and Partners Asia Pacific for his legal expertise. He also serves as an independent director in several public limited and listed companies, bringing valuable legal and governance experience to the Board.

BOARD OF DIRECTORS

Shruti Suresh Kumar

Non-executive/Independent Director

Ms. Shruti Suresh Kumar is an accomplished architect with an MA in Interior Architecture and Design from Nottingham Trent University. She brings extensive expertise in architecture, space planning, and interior design, with proven ability to manage projects from concept development through construction documentation. Her proficiency in digital design tools, coupled with strong team leadership, enables Arihant Spaces to deliver innovative, efficient and design-driven projects.

Prateek Khicha

Independent Director

Mr. Prateek Khicha brings over twenty years of experience in marketing, strategy and business development. An MBA in Marketing, he has expertise in market development, strategic planning, business expansion and sustainable growth. His industry knowledge and commitment to ethical governance enable him to provide independent oversight and strategic guidance to the Board.

Leadership

Arun Rajan

Chief Executive Officer

Over the past decade, Arun has played a key role in streamlining processes, driving business development, and fostering organisational growth. Backed by more than 15 years of experience, including 11 in real estate, he brings deep industry expertise to Arihant Spaces.

Harish Marlecha

Head of Sales

With more than 21 years of experience, Harish Marlecha leads the sales and marketing initiatives at Arihant Spaces. His strategic vision and innovative marketing approach have significantly strengthened the company's market presence and boosted sales performance.

Abhishek Gouthamchand

Head of Business Development

With 16 years of dedicated experience, Abhishek Gouthamchand drives business development at Arihant Spaces. His expertise in identifying new market opportunities and forging strategic partnerships has been instrumental in fuelling the Company's growth.

FROM THE MD'S DESK

40 Years of Foundation. A Decade of Growth Ahead.

Dear Shareholders,

It is my privilege to present the Annual Report of Arihant Foundations and Housing Limited for the financial year 2025-26. Four decades since our first project in Kilpauk, Chennai, this has been a year of disciplined, measured progress — one in which our joint-development model, our multi-segment portfolio and our continued focus on execution translated into a meaningful step-up in scale across our residential, commercial and senior living businesses.

"Four decades of building trust in Chennai's real estate landscape have positioned Arihant to scale responsibly, anchored by a diversified portfolio and a disciplined, asset-light model."

431.70 Cr

Consolidated Revenue - FY2025-26

A DYNAMIC MACROECONOMIC LANDSCAPE

India remained one of the fastest-growing major economies during the year, with real GDP growth estimated at approximately 7.6%, up from 7.1% in FY2024-25, supported by robust domestic demand, private consumption, services activity and sustained government capital expenditure. Inflation stayed broadly contained through the year, and the Reserve Bank of India held the policy repo rate at 5.25% on a neutral stance, keeping our borrowing costs stable through the period even as slower growth in China and continuing trade and geopolitical uncertainty added some volatility to global commodity and energy markets, with a bearing on construction input costs.

A RESILIENT REAL ESTATE MARKET

Chennai remained a bright spot within India's real estate landscape during the year, with residential sales rising 12% to 18,262 units and new launches growing 20% to 20,865 units in 2025, while average prices rose 7% to ₹5,135 per sq. ft. Tamil Nadu's continued standing as one of India's fastest-growing states, together with Chennai's expanding Global Capability Centre ecosystem of over 300 centres, continues to underpin demand across our core micro-markets of OMR, ECR, Guindy, Perungudi and Padi. This local strength mirrored a broader national trend: premiumisation remained a defining theme, with homes priced above ₹1 crore accounting for approximately 50% of residential sales across the top eight cities, and commercial leasing touching a record 86.4 million sq. ft. in 2025, with Global Capability Centres driving approximately 38% of annual absorption.

OUR ROBUST PERFORMANCE

Arihant delivered a strong operating and financial performance in FY2025-26. Consolidated revenue grew 95.0% year-on-year to ₹431.70 Crore, from ₹221.44 Crore in FY2024-25, while EBITDA rose 36.4% to ₹108.75 Crore. Profit before tax increased 41.5% to ₹82.41 Crore, and profit after tax grew 38.1% to ₹58.97 Crore. Pre-sales for the year stood at ₹513.70 Crore, up 28% year-on-year, supported by a 72% increase in area sold to 5,69,261 sq. ft., while collections rose 49% year-on-year to ₹359.56 Crore.

Subsequent to the year-end, holders of our outstanding convertible warrants exercised their option to convert all 8,96,873 warrants into equity shares by tendering the balance consideration of ₹360 per warrant, aggregating ₹32.29 Crore. This increased our paid-up equity share capital from ₹9,96,56,240 (99,65,624 shares) as at March 31, 2026 to ₹10,86,24,970 (1,08,62,497 shares of ₹10 each) as of the date of this report, further strengthening our balance sheet as we scale our development pipeline.

LEVERAGING OUR STRENGTHS

Our performance this year reflects the enduring strengths built over four decades — a joint-development model through which the substantial majority of our projects are executed, deep relationships with landowning families and institutional partners, and a multi-segment presence across residential, commercial, plotted development and senior living that provides resilience through market cycles. During the year, we took two significant strategic steps: the acquisition of an 18-acre parcel in the heart of Chennai, one of the largest such transactions in the city over the past 15 years, and a strategic alliance with Prestige Estates that we expect will unlock our next phase of growth.

As at year-end, our overall portfolio comprised a total Gross Development Value (GDV) of approximately ₹11,251 Crore, of which Arihant's economic share is approximately ₹6,033 Crore, spanning commercial developments (₹1,757 Crore GDV), luxury residential and plotted layouts (₹8,788 Crore GDV) and senior housing (₹706 Crore GDV). This sits alongside a cumulative delivered portfolio of over 25 million sq. ft. built over 40 years of execution.

OUR OUTLOOK

Looking ahead, we remain focused on converting our expanding land bank and joint-venture pipeline into delivered value, while maintaining discipline in capital allocation and project selection. Infrastructure catalysts such as Chennai Metro Phase II and the OMR and ECR expressway corridors, which run through several of our commercial and residential land holdings, should continue to support demand in our core micro-markets. We also see continuing opportunity in organised senior living, where we were an early mover in Chennai since 2014, and in Grade-A commercial development, supported by sustained GCC and technology-sector expansion in the city. We remain mindful of the risks inherent in our business, including affordability pressures, input-cost volatility, financing conditions and regulatory change, and will continue to calibrate our launch pipeline and capital deployment accordingly.

I would like to thank our Board, our management team, our joint-development partners, our customers and our shareholders for their continued trust and support. Together, we look forward to building on this year's progress in the period ahead.

Best wishes,

Kamal Lunawath

Managing Director

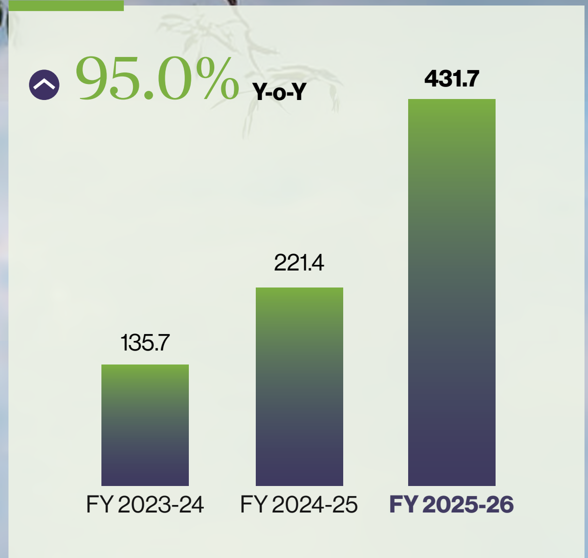
KEY PERFORMANCE INDICATORS

Key performance indicators

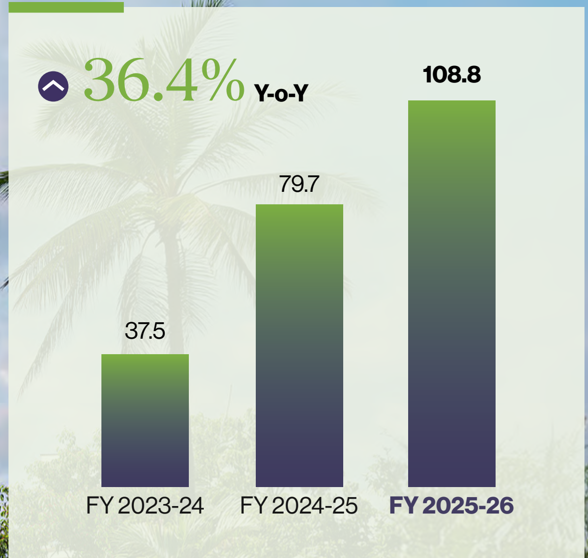
(All figures consolidated unless otherwise stated)

FY2025-26 was a step-up year across every operating and financial measure. Revenue nearly doubled and profitability improved as a larger volume of work reached revenue-recognition thresholds, while pre-sales, area sold and collections all advanced on a wider launch base spanning residential, commercial, plotted and senior living formats. Realisation moderated over the year, reflecting that shift in product mix rather than any softening of pricing within comparable segments.

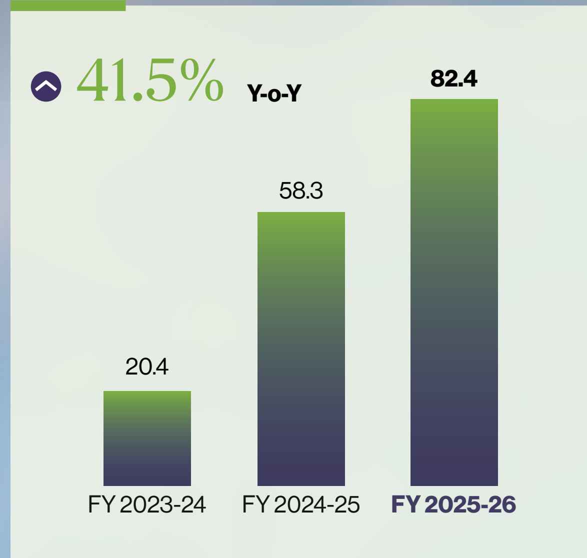
REVENUE
(In ₹ Crore)



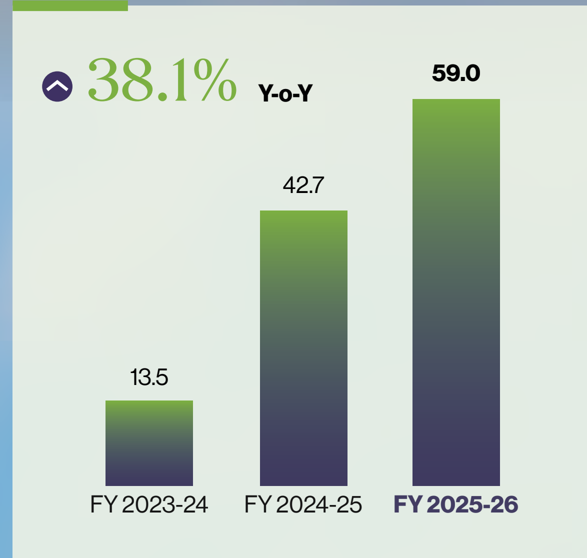
EBITDA
(In ₹ Crore)



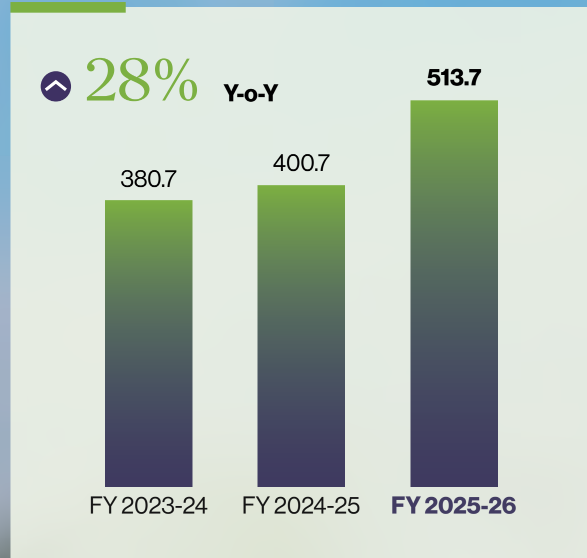
PROFIT BEFORE TAX
(In ₹ Crore)



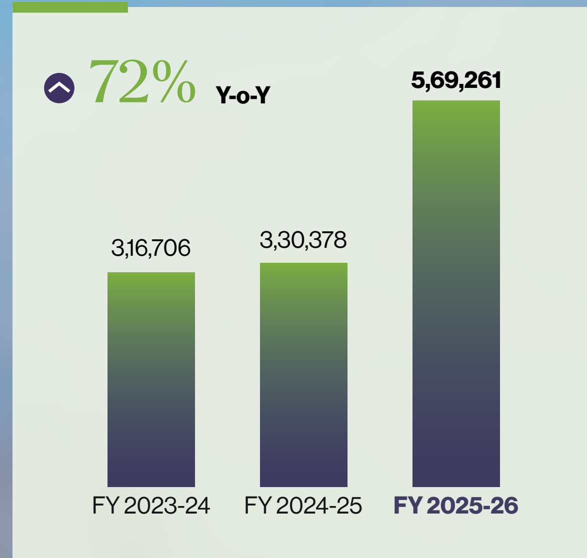
PROFIT AFTER TAX
(In ₹ Crore)



PRE-SALES VALUE
(In ₹ Crore)



AREA SOLD
(In sq. ft)



Area sold rose 72% to 5,69,261 sq. ft., led by plotted and larger-format residential launches.

Malar, Boat Club (Artist's impression)

STRENGTHS AND OPPORTUNITIES

Strengths and opportunities

With its four-decade legacy, Arihant stands as a trusted name in Chennai's real estate landscape. Backed by strong fundamentals and a design-first approach, we continue to build on our strengths while being well-placed to capture emerging opportunities in a dynamic market.

REGULATORY REFORMS

Recent regulatory reforms in Tamil Nadu are creating strong tailwinds for developers like Arihant, especially in Chennai's redevelopment-driven market. The Tamil Nadu Apartment Ownership Act (2023) has reduced consent requirements for redevelopment projects to 75% and increased permissible FSI by up to 4X, enabling faster approvals, vertical growth, and more efficient land use. Our asset-light, partnership-driven model, backed by collaborations with corporates and Fortune 500 companies, positions us well to capitalise on these reforms by scaling joint developments and large-format projects, while meeting rising demand in Chennai's premium and mid-segment housing markets.

OFFICE AND GLOBAL CAPABILITY CENTRE (GCC) DEMAND

Chennai has established itself among India's leading office markets, recording gross leasing of approximately 9.1 million sq. ft. in CY2025, with first-half absorption up 14% year-on-year. The city hosts more than 305 Global Capability Centres employing over 213,000 professionals, added 60 new centres in 2024, the highest of any Indian city, and is working towards 450 to 460 centres by 2030. Tamil Nadu's GCC payroll subsidy, tapering across three years, continues to sustain that pipeline. With proven delivery in large-format commercial projects and long-standing corporate relationships, we are well placed to capture this demand.

URBANISATION AND HOUSING DEMAND

Rising urbanisation continues to drive strong housing demand in India, creating opportunities across the spectrum from affordable to ultra-luxury and senior living. The structural trend is a key growth enabler, as its multi-segment expertise allows the company to address diverse housing needs, from mass housing for first-time buyers to premium and ultra-luxury formats for affluent urban customers. By tailoring our product offerings to the changing preferences of urban residents, we are strategically positioned to capitalise on sustained city population growth and the rising demand for lifestyle-focused, well-designed housing. With 74% of our ongoing projects in the residential segment, our diversified portfolio reflects evolving buyer priorities, including strong interest in 2–3 BHK homes and sustainable living solutions.

SCALING IN NEW MARKETS

Our potential to deepen our presence across Tamil Nadu, including Chennai, while selectively expanding into new geographies, coupled with opportunities in emerging segments such as Senior Housing and Standalone Retail, provides a strong platform for diversification. These opportunities not only broaden our market reach but also position us to tap into high-growth sectors and new customer segments, supporting sustained long-term growth.

Arihant – A strong investment proposition

Arihant Foundations & Housing Ltd. is among the oldest and most reputed names in Chennai real estate, with a four-decade record of trust and quality. We operate an asset-light model, with the substantial majority of projects executed through joint developments, which lets us scale while holding fixed costs low. Relationships with Fortune 500 companies and leading Indian corporates support our ability to take on large and complex projects. A portfolio of 8.11 million sq. ft. under development, carrying ₹11,251 Crore of gross development value with an Arihant share of ₹6,033 Crore, spans residential, commercial, plotted and senior housing. That diversification provides resilience through market cycles, while an agile team ensures efficient execution. We remain mindful of affordability pressures, input-cost volatility and financing conditions, and calibrate our launch pipeline accordingly.

Reserve 16, Pattipulam (ECR)
(Artist's impression)

POSITIONED FOR SUSTAINED GROWTH

Two steps taken during the year define our next phase. We acquired an 18-acre parcel in the heart of Chennai, among the largest such transactions in the city in fifteen years, and entered a strategic alliance with Prestige Estates. The monetisation of Equitas Tower demonstrated our ability to realise value from completed commercial assets, while partnerships with Ashiana Housing, Empee Hotels and Equitas continue to validate the joint development model. Together with a portfolio carrying ₹11,251 Crore of gross development value, these give us pipeline visibility across every segment in which we operate.

STRONG INFRASTRUCTURE DEVELOPMENT

Chennai's real estate market is experiencing a significant boost from major infrastructure developments, including Phase II of the Chennai Metro, improved road connectivity and the emergence of new suburban micro-markets in areas such as Pallavaram, Thoraipakkam and Sholinganallur. These enhancements are driving property value appreciation and strengthening demand in peripheral localities, precisely where Arihant holds strategically located land parcels and ongoing residential projects. By leveraging these infrastructure-led growth corridors, we are well-positioned to benefit from both rising market demand and long-term asset value appreciation.

CORPORATE GOVERNANCE

Corporate governance

At Arihant, corporate governance is built on the pillars of fairness, transparency, accountability and ethics. We consistently ensure compliance with all laws, timely disclosures of material information and protection of the interests of customers, shareholders and stakeholders.

Guided by a philosophy of integrity and responsibility, we strive to achieve business excellence while creating long-term value. By embedding good governance practices into our culture, we reinforce trust, strengthen stakeholder confidence and sustain our reputation as a reliable and ethical organisation.

Rohini, G.N Chetty Road, T. Nagar
(Actual Site Image)

BOARD COMMITTEES

Our Board of Directors has constituted three committees to strengthen its decision-making process and ensure effective governance. These committees provide focused oversight in their respective areas, enabling the Board to make informed and timely decisions. By delegating specific responsibilities, the Board ensures transparency, accountability and efficiency in its operations, while aligning decisions with the interests of all stakeholders.

Audit Committee

Members	Designation
Mr. Gunalan Vivekanand	Chairman
Mr. Prateek Khicha	Member
Ms. Shruti Suresh Kumar	Member

Nomination and Remuneration Committee

Members	Designation
Mr. Gunalan Vivekanand	Chairman
Mr. Prateek Khicha	Member
Ms. Shruti Suresh Kumar	Member

Stakeholder Grievance Committee / Stakeholder Relationship Committee

Members	Designation
Mr. Gunalan Vivekanand	Chairman
Mr. Prateek Khicha	Member
Ms. Shruti Suresh Kumar	Member

CODE OF CONDUCT AND POLICIES

We have framed well-defined policies that guide our business conduct, ensuring fairness, transparency and accountability across all operations. These policies cover key areas such as ethical practices, compliance, risk management, stakeholder engagement and customer satisfaction. By adhering to structured systems and processes, we foster a culture of responsibility and trust, aligning our practices with long-term sustainability and stakeholder value creation.

CODE OF CONDUCT

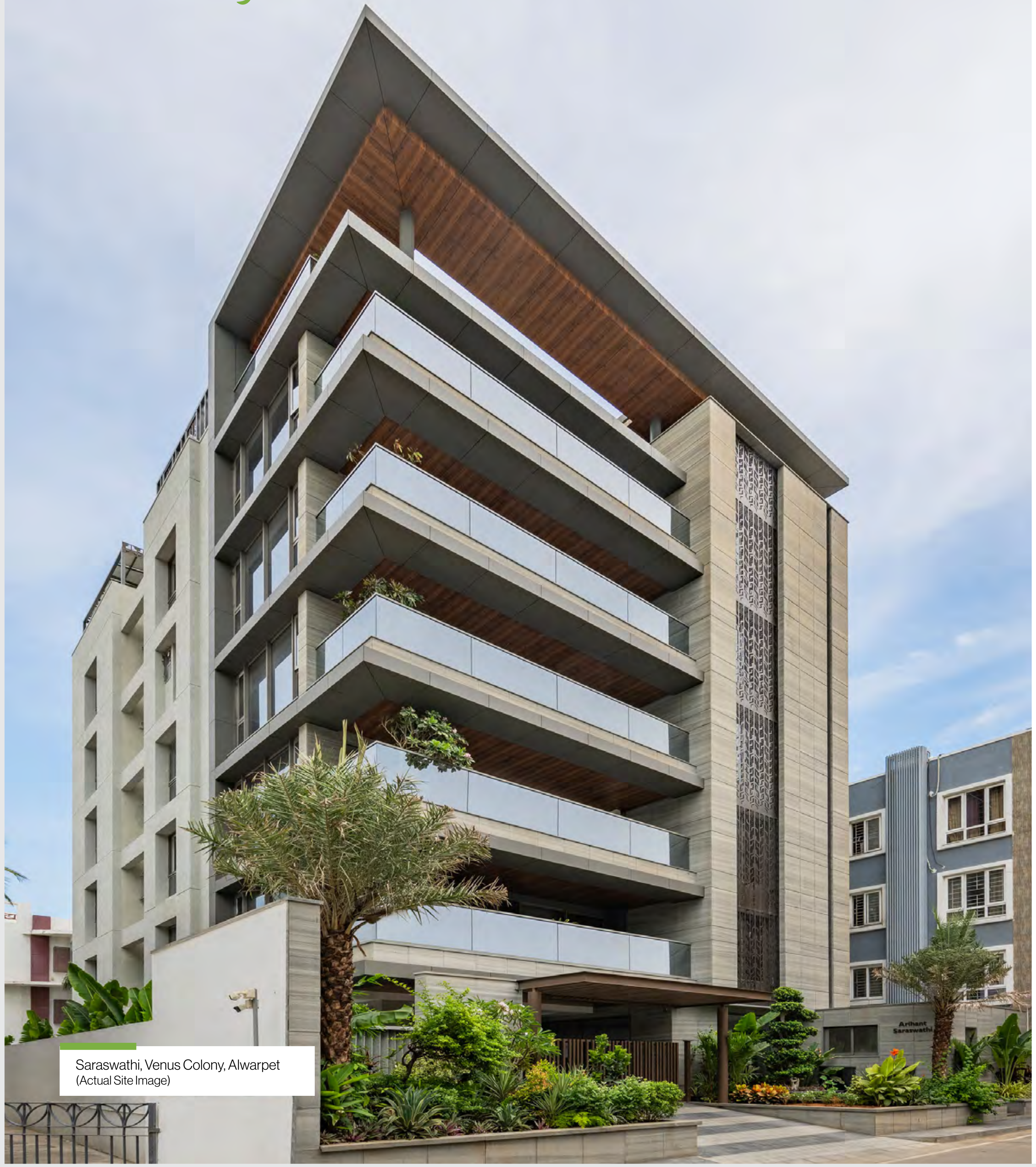
We have established a Code of Conduct that sets the standards of ethical behaviour and professional integrity for all Board members and senior management. The Code, available on the Company's website, serves as a guiding framework to ensure transparency, accountability, and responsible decision-making. For the financial year ended March 31, 2026, all Board members and senior management affirmed compliance with the Code, which has also been certified by the Managing Director.

POLICIES

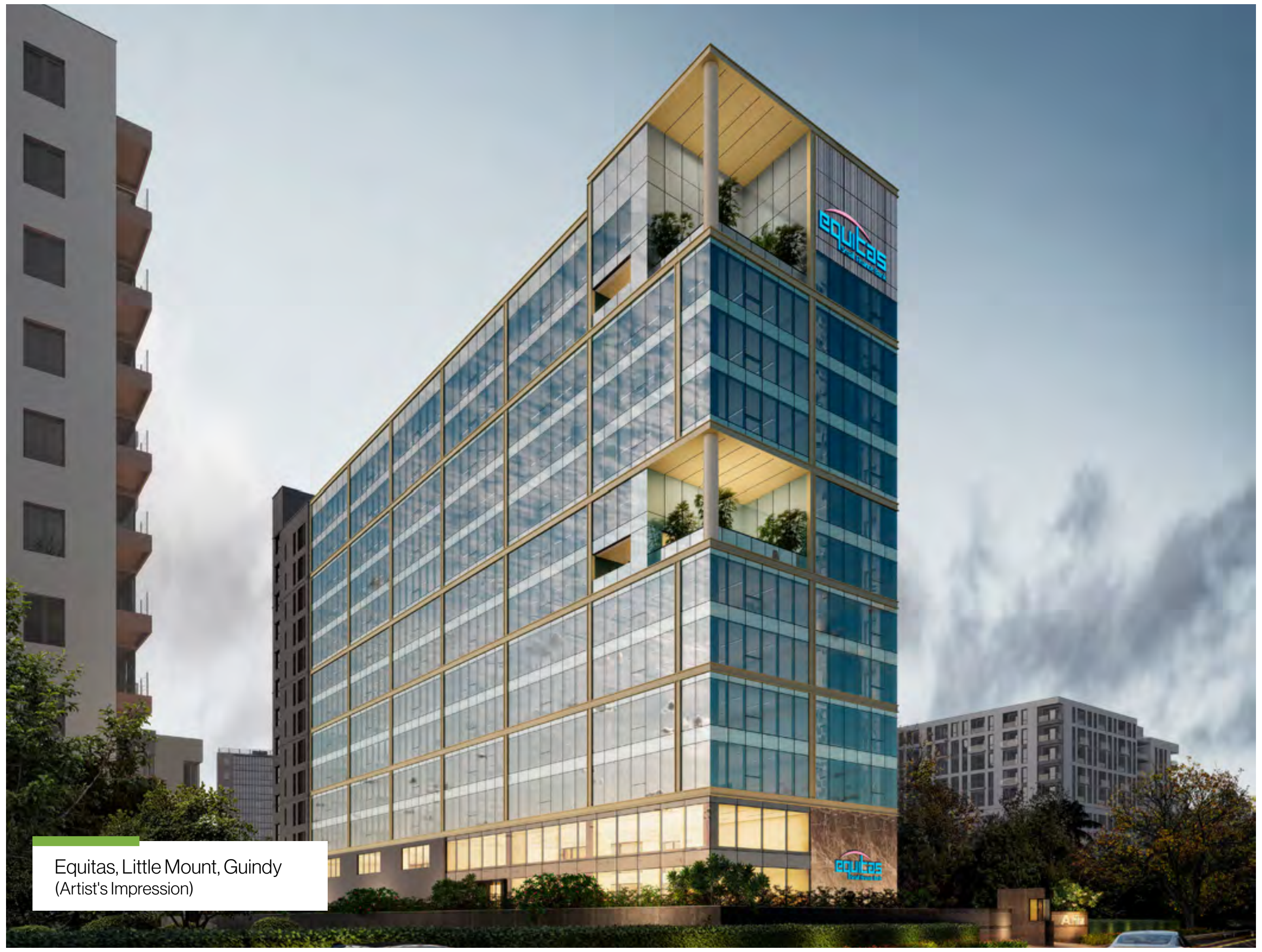
- CSR Policy
- Whistleblower Policy
- Policy for determining material subsidiaries
- Policy on materiality of related party transactions
- Nomination, remuneration and Board evaluation policy
- Sexual harassment policy
- Preservation of documents and archival policy
- Dividend distribution policy

Refer to Policies on the website for more information.

Management Discussion & Analysis



Saraswathi, Venus Colony, Alwarpet
(Actual Site Image)



Equitas, Little Mount, Guindy
(Artist's Impression)

Global Economy

The global economy navigated FY2025–26 amid an environment of shifting economic and geopolitical conditions. Economic activity across major economies remained relatively stable during the initial part of the year, supported by domestic demand and easing supply-side pressures. The United States continued to benefit from a resilient labour market and sustained investment activity, particularly in technology and infrastructure, while China's economy faced comparatively slower growth amid weak domestic demand and continued challenges in its property sector.

The global economic environment, however, remained influenced by changing trade policies and financial conditions. Tariff measures, export restrictions and evolving trade relationships among major economies contributed to greater uncertainty and encouraged businesses to reassess supply chains and investment decisions. These developments resulted in an increasingly fragmented global trade environment and uneven growth across regions.

Geopolitical developments added further uncertainty to the global outlook during the latter part of the year. Escalating tensions in various regions, particularly in the Middle East, contributed to volatility in commodity and energy markets and affected investor sentiment. Together with uncertain trade conditions and tighter financial markets, these factors continued to weigh on global trade, investment and overall economic activity.

According to the International Monetary Fund (IMF), global economic growth is expected to remain moderate in 2026 at around 3.1%, below its long-term historical average. While continued growth in services and rising investments in technology and artificial intelligence are expected to provide support, trade-related disruptions and geopolitical uncertainties are likely to remain important factors influencing the global economic environment.

Source:
https://www.imf.org/-/media/files/publications/weo/2026/april/english/text.pdf

MANAGEMENT DISCUSSION & ANALYSIS


Vanya Vilas, Hunters Road
(Actual Site Image)

Indian Economy

The Indian economy has continued to demonstrate resilience, with real GDP growth estimated at around 7.6% in FY2025–26, significantly stronger than the 7.1% recorded in FY2024–25. Growth was supported by robust domestic demand, private consumption, services activity and improving manufacturing performance. The government continued to maintain its focus on infrastructure and capital expenditure, while private consumption remained an important driver of economic activity. For FY2026–27, the central bank has estimated growth at 6.7%, indicating a likely moderation amid rising global uncertainties, while geopolitical tensions and energy-price volatility represented key risks.

Economic activity during the year continued to be supported by domestic demand and investment activity. Private consumption remained an important contributor to growth, while sustained government capital expenditure supported infrastructure development and broader economic activity. The services sector continued to demonstrate resilience, while manufacturing and construction activity benefited from continued investment and policy support.

On the external front, global trade conditions remained uncertain, with uneven demand across international markets and evolving geopolitical developments affecting the broader outlook. At the same time, India's continued engagement in Free Trade Agreement (FTA) discussions and strategic trade partnerships reflected its focus on strengthening trade competitiveness and deeper integration with the global economy.

Inflation remained broadly contained during FY2025–26, supported by easing food prices and favourable supply-side measures. However, volatility in global commodity and energy prices, along with evolving geopolitical developments, continued to pose risks to the inflation outlook. Against this backdrop, the Reserve Bank of India retained the policy repo rate at 5.25% and maintained a neutral stance in its latest August 2026 policy review. However, the evolving inflation outlook and rising global uncertainties have increased the possibility of a tightening in monetary policy going forward.

The financial system remained stable, supported by improving banking sector fundamentals, adequate capitalisation and continued credit growth. Nevertheless, global financial market volatility and changing external financial conditions remained important factors to monitor.

Looking ahead, India's economic outlook continues to be supported by favourable demographics, infrastructure development, digitalisation and ongoing policy initiatives. However, global uncertainties, volatility in commodity and energy prices, geopolitical developments and external demand conditions could influence the pace of growth in the near to medium term.

Source:
https://www.pib.gov.in/PressReleasePage.aspx?PRID=2233792&lang=1&reg=3&utm_source
https://www.mospi.gov.in/themes/product/9-consumer-price-index-cpi?utm_source
https://www.rbi.org.in/commonman/english/scripts/PressReleases.aspx?Id=3101&utm

Industry Overview and Outlook

Indian Real Estate Industry

The Indian real estate sector continued to demonstrate resilience during the year, supported by favourable domestic economic fundamentals, sustained infrastructure development, urbanisation and evolving consumer preferences. Despite an uncertain global environment, the sector remained supported by domestic demand and a stable policy environment, with activity across major real estate categories reflecting healthy underlying fundamentals.

The sector continued to evolve towards a more organised and differentiated growth environment, with larger and established developers strengthening their presence across key markets. Premiumisation remained a defining trend in residential real estate, reflecting the growing preference for quality developments, better amenities and well-connected locations. At the same time, demand and market performance increasingly varied across cities and micro-markets, encouraging developers to adopt a more calibrated approach towards project launches and supply. This has contributed to greater market discipline and a more sustainable growth environment.

Looking ahead, the Indian real estate market is becoming increasingly quality and value focused, with homebuyers and corporate occupiers placing greater emphasis on location, product quality, amenities, execution capabilities and long-term value. Continued infrastructure development is improving connectivity and supporting the emergence of new residential and commercial corridors, while favourable demographics, rising incomes and urbanisation remain important long-term growth drivers. However, affordability, construction costs, interest-rate conditions and broader economic developments may continue to influence market activity across different segments.


Vivriti, OMR
(Artist's Impression)

MANAGEMENT DISCUSSION & ANALYSIS

Government Initiatives and Policy Support

The policy and regulatory environment has continued to play an important role in the formalisation and development of India's real estate sector. The implementation of the Real Estate (Regulation and Development) Act (RERA), improving access to formal housing finance and various government initiatives have contributed to greater transparency and enhanced homebuyer confidence. As the market becomes increasingly organised, buyer preference has also shifted towards credible developers with stronger execution capabilities and a demonstrated track record of project delivery. The broader regulatory framework has supported the growth of the organised real estate sector and strengthened market discipline.

Housing continues to remain an important policy priority, with Pradhan Mantri Awas Yojana–Urban (PMAY-U) 2.0 aimed at supporting access to housing for eligible urban households. The scheme envisages assistance to one crore urban poor and middle-class families over a five-year period. As of August 2026, more than 1.25 crore houses had been sanctioned under PMAY-U and PMAY-U 2.0 combined, with over one crore houses completed and delivered to beneficiaries, reflecting the continued scale of government support for urban housing. The programme is expected to support housing demand while also generating activity across construction and allied industries.

Government investment in urban infrastructure is also supporting the development of the real estate sector. Programmes such as the Smart Cities Mission and AMRUT, along with continued investments in metro rail, roads and other urban infrastructure, are improving connectivity and liveability across Indian cities. As of March 2026, 7,790 projects worth approximately ₹1.56 lakh crore had been completed under the Smart Cities Mission, contributing to improvements in urban mobility, public infrastructure and city services. Such investments are expected to support the development of new residential and commercial corridors and enhance the attractiveness of emerging urban locations.

During FY2025–26, the continued policy focus on housing affordability and urban development remained an important theme for the sector. The expansion of PMAY-U 2.0, alongside continued investment in urban infrastructure and connectivity, reflected the Government's focus on supporting planned urbanisation and improving housing access. The increasing focus on the development of emerging cities and urban economic regions could also support the expansion of real estate activity beyond established metropolitan markets over the medium to long term.

The continued institutionalisation of the real estate sector is also expanding access to long-term capital. REITs and InvITs have emerged as important vehicles for channelising institutional and retail investment into income-generating real estate and infrastructure assets. The continued development of the regulatory framework and growing institutional participation are expected to further strengthen India's real estate capital markets over the long term.

Indian Residential Market

The Indian residential real estate market remained resilient during the year, with housing sales across the top eight cities reaching approximately 3.48 lakh units in 2025, broadly in line with the previous year. This reflects a phase of consolidation following the strong growth witnessed in the post-pandemic period, with underlying demand continuing to be supported by end-user participation, aspirations for home ownership and favourable long-term demographic trends.

Market performance, however, became increasingly differentiated across locations and price points. While demand remained healthy in key markets, affordability emerged as an important consideration for certain categories of homebuyers amid rising property prices and overall acquisition costs. Residential prices continued to increase across major markets during 2025, reflecting healthy demand as well as a gradual shift towards higher-value housing.

Developers adopted a more calibrated approach towards new project launches and supply, with greater emphasis on aligning development activity with prevailing demand conditions. Homebuyers also became increasingly selective, placing greater importance on location, connectivity, quality of construction, amenities and the overall living experience. This has encouraged developers to focus on differentiated product offerings and stronger project execution.

Going forward, residential demand is expected to remain supported by urbanisation, household formation and rising aspirations for home ownership. However, affordability and the cost of housing finance will remain important factors influencing demand, particularly

Vipassana, Sri Nagar Colony
(Artist's Impression)

across the entry-level and mid-income segments. The market is therefore likely to witness differentiated growth across cities, micro-markets and housing categories.

Luxury Housing Demand

A major structural trend shaping the Indian residential real estate market has been the continued premiumisation of housing demand. In 2025, homes priced above ₹1 crore accounted for approximately 50% of total residential sales across the top eight cities, with sales in this segment increasing by 14% year-on-year. This reflects a significant shift in the composition of housing demand towards higher-value properties, supported by rising household incomes, changing lifestyle aspirations and increasing demand for larger homes, better amenities and well-located developments.

This shift indicates that residential market growth is increasingly being driven by value realisation and product mix rather than only by volume growth. Developers are consequently focusing on differentiated and higher-ticket projects, particularly in established and well-connected micro-markets where demand is supported by stronger purchasing power. In contrast, demand in lower-ticket housing categories has faced relatively greater affordability pressures, further highlighting the increasing segmentation within the residential market. Homes priced below ₹50 lakh recorded a 17% year-on-year decline in sales during 2025, while the share of this segment in overall sales continued to contract.

The premiumisation trend is also strengthening the importance of developer reputation and execution capabilities, with buyers in higher-value segments placing

MANAGEMENT DISCUSSION & ANALYSIS

greater emphasis on project quality, timely delivery, amenities and long-term value. Going forward, the continued growth of India's affluent and upper-middle-income population is expected to support demand for premium housing, although developers will need to maintain discipline in project selection, pricing and supply as competition within this segment increases.

Indian Commercial Real Estate market

The Indian commercial real estate market continued to demonstrate strong momentum during 2025, supported by robust occupier demand and India's growing importance as a global business and services destination. Office leasing across major markets reached a record 86.4 million sq. ft. during 2025, representing a 20% year-on-year increase, reflecting sustained demand despite global economic uncertainties.

The expansion of Global Capability Centres (GCCs) remained a key structural driver of office demand, with GCCs accounting for approximately 38% of annual office absorption. Multinational companies continued to expand their presence in India and increasingly utilised the country for higher-value functions across technology, engineering, finance and professional services. This, coupled with growing demand from domestic corporates and flexible workspace operators, supported healthy absorption across major office markets.

A key trend shaping the commercial real estate market has been the continued flight to quality, with occupiers increasingly preferring Grade A office spaces offering modern infrastructure, operational efficiency and enhanced workplace amenities. Strong demand for quality assets, combined with relatively limited availability in preferred business districts, supported rental growth across key markets. Looking ahead, the outlook for commercial real estate remains supported by continued GCC expansion, India's strong talent base and the increasing preference for high-quality workspaces, although global economic conditions may continue to influence the pace of corporate expansion and leasing decisions.

Vayu, Perungudi
(Artist's Impression)

Chennai real estate market

Chennai's real estate market continued to demonstrate resilience during 2025, supported by its diversified economic base and sustained employment growth across the IT, Global Capability Centre (GCC), manufacturing and services sectors. The city's relatively broad-based demand, combined with ongoing infrastructure development and improving connectivity, continued to support both residential and commercial real estate activity. Chennai's market has remained largely driven by end-user demand, contributing to relatively measured price appreciation and stable underlying market fundamentals.

The residential market recorded healthy growth during the year, with housing sales increasing by 12% year-on-year to 18,262 units in 2025, while new launches rose by 20% to 20,865 units. Average residential prices increased by 7% year-on-year to ₹5,135 per sq. ft., reflecting sustained demand and improving market fundamentals. The market's growth was supported by employment generation, strengthening rental demand and infrastructure-led improvements in connectivity.

Source:
- Knight Frank Report
- Cushman & Wakefield
- Economic Times
- Business Standard
- Fortune India

Opportunities

- **Premiumisation of Housing Demand:** The growing preference for larger homes, better amenities and quality developments presents opportunities for developers to enhance value realisation through differentiated and higher-value residential offerings.
- **Infrastructure-led Development:** Continued investments in metro networks, roads, airports and other infrastructure are improving connectivity and opening up new residential and commercial development corridors, particularly in emerging micro-markets.
- **Urbanisation and Housing Demand:** Rising urbanisation, household formation and increasing aspirations for home ownership are expected to support long-term demand for residential real estate.
- **Chennai's Economic Growth:** Chennai's diversified economic base, supported by IT, GCCs, manufacturing and services, provides a stable foundation for residential and commercial real estate demand.
- **Focus on Quality and Established Developers:** Increasing buyer preference for timely delivery, quality construction and credible developers presents an opportunity for established players with a proven execution track record to strengthen their market position.

Threats / Risks

- **Affordability Pressures:** Rising property prices and overall acquisition costs may affect housing affordability and moderate demand, particularly in the entry-level and mid-income segments.
- **Interest Rate and Financing Environment:** Changes in interest rates and housing finance conditions could influence homebuyer sentiment and purchasing decisions.
- **Rising Input Costs:** Volatility in the prices of key construction materials and labour costs may put pressure on project costs and profitability.
- **Competitive Market Environment:** Increasing competition from larger and better-capitalised developers could impact pricing, land acquisition opportunities and market share.
- **Regulatory and Approval Risks:** Changes in regulations, taxation policies or delays in obtaining statutory approvals may affect project timelines and development costs.
- **Economic and Market Uncertainty:** Global economic developments, geopolitical tensions and changes in domestic economic conditions may influence consumer sentiment, investment decisions and overall real estate demand.

MANAGEMENT DISCUSSION & ANALYSIS

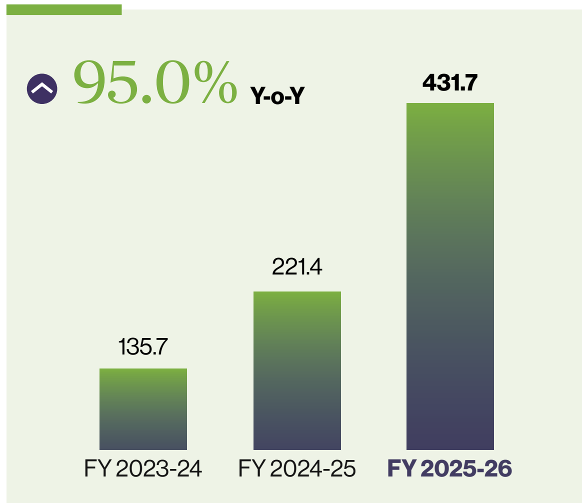
Company Overview

With a legacy spanning over four decades, Arihant is one of Chennai's most respected real estate names, synonymous with quality and trust. Guided by promoters with extensive industry experience and hands-on involvement in daily operations, the Company consistently delivers efficiency and excellence. Over 90% of Arihant's projects are executed through joint developments, highlighting collaboration as a cornerstone of its success. Supported by strong creditworthiness with leading financial institutions and investors, Arihant enjoys robust financial backing, ensuring stability and reliability across all its ventures.

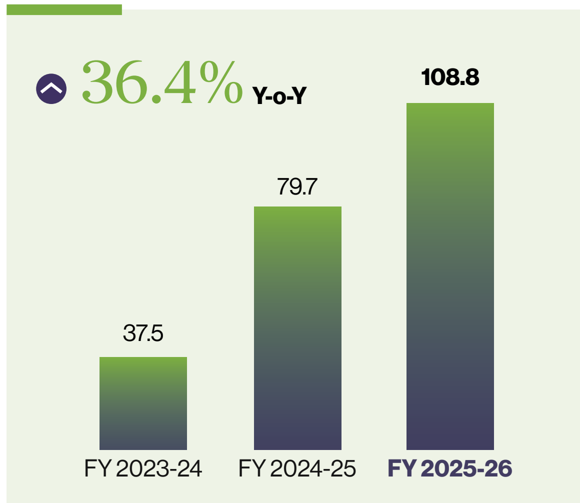
Financial performance

(Figures in ₹ Crore)

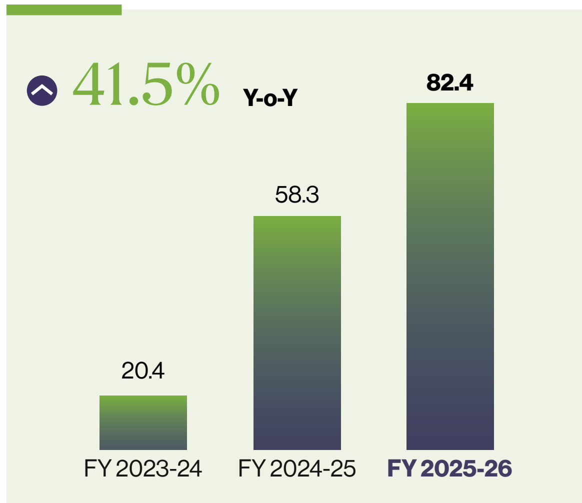
REVENUE (In ₹ Crore)



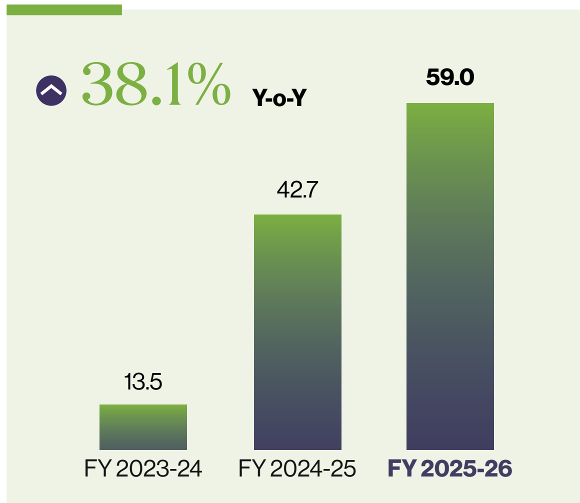
EBITDA (In ₹ Crore)



PROFIT BEFORE TAX (In ₹ Crore)



PROFIT AFTER TAX (In ₹ Crore)



Ratios

Particulars	Numerator	Denominator	As at 31.03.2026	As at 31.03.2025
Current Ratio	Current Assets	Current Liabilities	2.92	3.48
Debt-Equity Ratio	Total Liabilities	Shareholder's Equity	1.38	0.80
Debt Service Coverage Ratio	Net Operating Income	Debt Service	2.26	2.56
Return on Equity Ratio	Profit for the period	Average Shareholders' Equity	10.65%	11.48%
Inventory Turnover Ratio	Cost of Goods Sold	Average Inventory	2.29	0.66
Trade Receivables Turnover Ratio	Net Credit Sales	Average Trade Receivables	4.75	2.28
Trade Payables Turnover Ratio	Total Purchases	Average Trade Payables	3.22	1.98
Net Capital Turnover Ratio	Net Sales	Average Working Capital	0.94	0.55
Net Profit Ratio	Net Profit	Net Sales	10.02%	20.82%
Return on Capital employed	EBIT	Capital Employed	14.27%	12.74%

OUTLOOK

Our mission is to create meaningful, lasting value for our entire ecosystem, including team members, clients, partners, shareholders and the environment alike. We are committed to pursuing initiatives that are consistent, responsible and sustainable. Our long-term strategy centres on driving revenue and profitability growth by reshaping Chennai's skyline through strategic partnerships, leading organised redevelopment projects, and expanding our commercial footprint across the city.

Risk Management

Arihant operates in a dynamic real estate environment where multiple factors can influence performance. Rising construction costs, driven by higher prices of materials, labour and transportation, can pressure project margins. The Company addresses this through strong supplier relationships, bulk procurement and efficient project planning. Regulatory and policy changes also present potential risks to project timelines and feasibility, which Arihant mitigates through proactive compliance, close engagement with authorities and a dedicated legal team to ensure timely approvals and adherence to statutory requirements. Fluctuations in market demand can affect sales and revenue growth, and the Company responds by maintaining a diversified portfolio, focusing on high-demand property types and developing projects in strategically growing

locations. Further, given the capital-intensive nature of real estate, financing and liquidity risks are inherent; Arihant's disciplined financial planning, robust creditworthiness with leading institutions and careful cash flow oversight help maintain a robust balance sheet.

CAUTIONARY STATEMENT

Statements in this report that describe the Company's objectives, projections, estimates and expectations may constitute forward-looking statements. These are based on current assumptions, expectations and information available to the Company and involve known and unknown risks, uncertainties and other factors that may cause actual results, performance or achievements to differ materially from those expressed or implied. The Company undertakes no obligation to update these statements publicly, except as required by law.

02
Statutory Reports

Chirla, Poes Garden
(Artist's Impression)

Corporate Structure

BOARD OF DIRECTORS	
Mr. Kamal Lunawath	Chairman and Managing Director
Mr. Vimal Lunawath	CFO and Whole-time Director
Mr. Bharatkumar Mangilal Jain	Whole-time Director
Mr. Gunalan Vivekanand	Independent Director
Mrs. Shruti Suresh Kumar	Independent Director
Mr. Prateek Khicha	Independent Director
Mr. Chirag Satish Shah	Additional Independent Director

Chief Executive Officer

Mr. Arun Abraham Rajan

Company Secretary

Ms. Mary Belinda Jyotsna,
Company Secretary / Compliance Officer

BOARD COMMITTEES

Audit Committee

Mr. Gunalan Vivekanand – Chairman
Mrs. Shruti Suresh Kumar - Member
Mr. Prateek Khicha – Member

Stakeholder Relationship Committee

Mr. Gunalan Vivekanand – Chairman
Mrs. Shruti Suresh Kumar – Member
Mr. Prateek Khicha – Member

Nomination & Remuneration Committee

Mr. Gunalan Vivekanand – Chairman
Mrs. Shruti Suresh Kumar– Member
Mr. Prateek Khicha – Member

Statutory Auditors

M/s. B P Jain & Co, Chartered Accountants
No.2, Gee Gee Minar, No.23, College Road, Chennai 600 006.

Legal Advisor

Indus Law Firm
No.11, Venkatraman Street, T. Nagar, Chennai- 600017.

Bankers

ICICI Bank Ltd
YES Bank Limited
HDFC Bank Limited
Kotak Mahindra Bank Limited
Equitas Small Finance Bank
Punjab National Bank

Registered Office & Administrative Office

No. 3 (Old No. 25), Ganapathy Colony, 3rd lane, Off. Cenotaph road, Teynampet, Chennai, Tamil Nadu, India, 600018

Registrar and Share Transfer Agent

M/s. Cameo Corporate Services Limited
V Floor, Subramanian Building, No.1, Club House Road, Anna Salai, Chennai- 600 002

Internal Auditors

M/s. N S Shastri & Co., Chartered Accountants

Secretarial Auditors

M/s. V Suresh Associates, Practising Company Secretaries

Notice of 33rd Annual General Meeting

Notice is hereby given that the 33rd Annual General Meeting of the Shareholders of Arihant Foundations & Housing Limited will be held on Wednesday the **30th day of September 2026** through Video Conferencing (VC)/Other Audio-Visual Means ("OAVM") at **09.00 A.M.** IST to transact, the following business:

ORDINARY BUSINESS

1. To receive, consider and adopt the Standalone Financial Statements of the Company for the year ended March 31, 2026 together with the Directors' Report and the Auditors' Report and the consolidated financial statements for the year ended March 31, 2026 together with the Auditors' Report thereon.

2. To reappoint Mr. Kamal Lunawath (DIN: 00087324)who retires by rotation and being eligible, seeks reappointment.

SPECIAL BUSINESS

3. **APPOINTMENT OF MR. CHIRAG SATISH SHAH (DIN: 02642152) AS NON-EXECUTIVE INDEPENDENT DIRECTOR OF THE COMPANY**

   To consider, and if thought fit, pass with or without modification, the following resolution as a **Special Resolution:**

   "**RESOLVED THAT** pursuant to the provisions of Sections 149, 152 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") and the rules framed thereunder, read with Schedule IV of the Act and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, Mr. Chirag Satish Shah (DIN: 02642152), who was appointed as an Additional Director by the Board of Directors of the Company ("the Board") based on the recommendation of the Nomination and Remuneration Committee with effect from 04th September, 2026 pursuant to the provisions of Section 161(1) of the Act and Articles of Association of the Company and in respect of whom the Company has received a notice in writing under Section 160 of the Act from a Member proposing his candidature for the office of Director, be and is hereby appointed as an Independent Director (Non-Executive) of the Company, not liable to retire by rotation, to hold office for a term of consecutive five years upto 03rd September, 2031."

   RESOLVED FURTHER THAT the Board (including its committee thereof) be and are hereby authorised to do all such acts, deeds, matters and things as may be considered necessary, desirable, or expedient to give effect to this resolution."

4. **TO CONSIDER AND APPROVE AUTHORIZING THE BOARD OF DIRECTORS TO ADVANCE ANY LOAN, GIVE ANY GUARANTEE, OR PROVIDE ANY SECURITY IN CONNECTION WITH A LOAN AVAILED BY ANY ENTITY IN WHOM ANY DIRECTOR OF THE COMPANY IS INTERESTED, PURSUANT TO SECTION 185 OF THE COMPANIES ACT, 2013.**

   To consider, and if thought fit, pass with or without modification, the following resolution as a **Special Resolution:**

   "**RESOLVED THAT** pursuant to Section 185 and other applicable provisions if any, of the Companies Act, 2013 and relevant rules made thereto including any statutory modifications or re-enactments thereof and in accordance with Memorandum and Articles of Association of the Company, approval of the Members of the Company be and is hereby accorded to the Board of Directors of the Company to advance any loan(s) and/or to give any guarantee(s) and/or to provide any security(ies) in connection with any Financial Assistance/Loan taken/to be taken/availed/to be availed by any entity which is a Subsidiary/Associate/Joint Venture or such other entity as specified under Section 185 of the Companies Act, 2013 and in the best interest of the Company (hereinafter commonly known as the Entities); all together with in whom or in which any of the Director of the Company from time to time is interested or deemed to be interested; provided that the aggregate limit of advancing loan and/or giving guarantee and/or providing any security to the Entities shall not at any time exceed the aggregate limit of ₹4,200 Crores (Rupees Four Thousand Two Hundred Crores Only).

   RESOLVED FURTHER THAT the aforementioned loan(s) and/or guarantee(s) and/or security(ies) shall only be utilized by the borrower for the purpose of its principal business activities.

   RESOLVED FURTHER THAT any Directors(s) of the Company be and are hereby severally authorised for and on behalf of the Company to do all such acts, deeds, matters and things as may be necessary, proper, expedient, or incidental to give effect to this resolution."

5. **INCREASE IN BORROWING LIMITS OF THE COMPANY UNDER SECTION 180(1)(C) OF THE COMPANIES ACT, 2013**

   To consider, and if thought fit, pass with or without modification, the following resolution as a **Special Resolution:**

   "**RESOLVED THAT** in supersession of earlier resolution passed in this regard, pursuant to the provisions of Section 180(1) (c) and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014, including any statutory modification(s) or re-enactment(s) thereof, for the time being in force, and consent of the members be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as "the Board" which term shall be deemed to include any Committee of the Board), to borrow any sum or sums of money from time to time at its discretion, for the purpose of the business of the Company, (i) by way of availing of credit facilities (fund based and non-fund based) and all kinds of financial assistance by all permissible methods, secured and/or unsecured from banks, financial institutions, bodies corporate or any person(s), (ii) by way of issue of redeemable non-convertible debentures, subordinated debentures, bonds, commercial papers or any other security or instrument(s) on private placement basis or (iii) by way of issuance of any other permissible instruments through any methods of borrowing, whether unsecured or secured by creation of mortgage, charge, hypothecation, lien, pledge or otherwise on the Company's assets and properties, whether movable or immovable, notwithstanding that the monies to be borrowed together with the monies already borrowed by the

Company, apart from temporary loans obtained and/or to be obtained from the Company's bankers in the ordinary course of business, may exceed, at any time, the aggregate of the paid up share capital, free reserves and securities premium of the Company, provided that the total amount borrowed by the Company and outstanding at any point of time, shall not exceed ₹6,000 Crore (Rupees Six thousand crore only) and that the Board be and is hereby empowered and authorized to arrange or fix the terms and conditions of all such monies to be borrowed from time to time as to interest, repayment, security or otherwise as it may, in its absolute discretion, think fit.

RESOLVED FURTHER THAT the Board of Directors of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be deemed proper, desirable and expedient in its absolute discretion and as may be deemed necessary in this regard and to give, from time to time, such directions as may be necessary, expedient, usual or proper as the Board in its absolute discretion may think fit."

6. **TO MAKE INVESTMENTS, GIVE LOANS, GUARANTEES AND SECURITY IN EXCESS OF LIMITS SPECIFIED UNDER SECTION 186 OF THE COMPANIES ACT, 2013**

To consider and, if thought fit, to pass with or without modifications, the following resolution as **Special Resolution:**

"**RESOLVED THAT** pursuant to the provisions of Section 186 of the Companies Act, 2013 read with Companies (Meetings of Board and its Powers) Rules, 2014 and other applicable provisions, if any, of the Companies Act 2013, (including any statutory modification or re-enactment thereof for the time being in force), and the rules framed thereunder the consent of the members on the Company be and is hereby accorded to the Board of Directors to, inter alia, (a) give any loan to any person(s) or other body corporate(s);(b)give any guarantee or provide security in connection with a loan to any person(s) or other body corporate(s); and (c) acquire by way of subscription, purchase or otherwise, securities of any other body corporate from time to time in one or more tranches as the Board of Directors as in their absolute discretion deem beneficial and in the interest of the Company however, that the aggregate of the loans and investments so far made, the amount for which guarantees or securities so far provided to or in all other body corporate along with the investments, loans, guarantees or securities proposed to be made or given by the Company, from time to time, shall not exceed, at any time ₹1,500 Crores (Rupees One Thousand Five Hundred Crores Only) over and above the limit of sixty per cent of the paid-up share capital, free reserves and securities premium account of the Company or one hundred per cent of free reserves and securities premium account of the Company, whichever is more.

RESOLVED FURTHER THAT the Board is authorised to do all such acts, deeds, matters and things as may be necessary to give effect to this resolution, and to settle any question or doubt that may arise in relation thereto."

7. **APPROVAL FOR PAYMENT OF COMMISSION ON PROFITS TO THE MANAGING DIRECTOR AND WHOLE-TIME DIRECTOR**

To consider and if thought fit, to pass the following resolution as a **Special Resolution:**

"**RESOLVED THAT** pursuant to Sections 196, 197 and 198 read with Schedule V of the Companies Act, 2013 and Regulation 17(6) of the SEBI (LODR) Regulations, 2015, the consent of the members be and is hereby accorded for payment of commission on profits to Mr. Kamal Lunawath (DIN: 00087324), Managing Director, and Mr. Vimal Lunawath (DIN: 00586269), Whole-time Director, in addition to the salary and perquisites drawn by them, on the terms approved by the Board of Directors at its meeting held on 04th September 2026, subject to the individual ceiling of five per cent and the aggregate ceiling of ten per cent of the net profits computed under Section 198 of the Act, with liberty to the Board to vary the quantum within such ceilings from year to year.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to determine and vary the quantum of commission payable to the aforesaid managerial personnel from year to year within the limits approved by the Members and in accordance with the applicable provisions of the Act, the rules made thereunder and the SEBI Listing Regulations.

RESOLVED FURTHER THAT the Board of Directors of the Company and/or any Director and/or Key Managerial Personnel of the Company be and are hereby severally authorised to do all such acts, deeds, matters and things and to execute all such documents as may be necessary, proper or expedient to give effect to this resolution."

8. **APPROVAL OF REMUNERATION PAID TO COST AUDITOR UNDER SECTION 148 AND THE COMPANIES (AUDIT AND AUDITORS) RULES, 2014**

To consider and if deemed fit, to pass, the following resolution as an **Ordinary Resolution:**

"**RESOLVED THAT** pursuant to the provisions of Section 148(3) and other applicable provisions of the Companies Act, 2013 ('the Act') read with the Rules made thereunder [including any statutory modification(s) or re-enactment(s) thereof for the time being in force], the remuneration payable to M/s. Ramachandran and Associates, Cost & Management Accountants, (Firm Registration No. 000799), appointed by the Board of Directors as Cost Auditors to conduct the audit of the cost accounting records of the Company for the financial year 2026-27, amounting to ₹2,00,000/- (Rupees Two lakh Rupees only) plus applicable taxes and reimbursement of out-of-pocket expenses incurred in connection with the aforesaid audit, be and is hereby Approved."

RESOLVED FURTHER THAT the Board of Directors of the Company and/or any Director and/or Key Managerial Personnel of the Company be and are hereby authorised to do all such acts, deeds, matters and things as may be necessary, proper or expedient to give effect to this resolution."

9. **APPROVAL OF RELATED PARTY TRANSACTIONS**

To consider and if thought fit, to pass with or without modification(s), the following resolution as an **Ordinary Resolution:**

"**RESOLVED THAT** pursuant to the provisions of Regulation 23(4) of the SEBI (Listing Obligations and Disclosure Requirements), 2015 (Listing Regulations) and other applicable provisions, if any of the Listing Regulations, Companies Act, 2013 and Rules made thereunder, including statutory modification(s) or re-enactment thereof for the time being in force and as may be notified from time to time, consent of the members of the Company be and is hereby accorded to the Board of Directors of the Company to enter into contract(s)/arrangement(s)/transaction(s) with parties as detailed in the table forming part of the Explanatory Statement annexed to this notice with respect to Sale, purchase or supply of goods or materials, leasing of property of any kind, availing or rendering of any services, appointment of agent for purchase or sale of goods, materials, services or property or appointment of such parties to any office or place of profit in the Company or any other transactions of whatever nature, at arm's length basis and in the ordinary course of business, notwithstanding that such transactions may exceed 10% of the annual consolidated turnover thresholds as specified in Schedule XII of these regulations or such other threshold limits as may be specified by the Listing Regulations from time to time, up to such extent and on such terms and conditions approved by Audit Committee from 33rd Annual General Meeting till the conclusion of the 34th Annual General Meeting as specified in the Explanatory Statement annexed to this notice.

FURTHER RESOLVED THAT the Board of Directors be and is hereby authorize any one of the directors of the Company to do all acts and take such steps as may be considered necessary or expedient to give effect to the aforesaid resolution."

By Order of the Board
For Arihant Foundations & Housing Limited

Sd/-
ARUN ABRAHAM RAJAN
CEO

Place: Chennai
Date: 04-09-2026

Notes:

1. The Ministry of Corporate Affairs (MCA), vide its General Circular No. 20/2020 dated 5th May, 2020 read with the subsequent circulars issued from time to time, the latest one being General Circular No. 03/2025 dated 22nd September, 2025 (MCA Circulars) SEBI Circular No. SEBI/HO/CFD/CFDPoD-2/P/CIR/2024/133 dated 3rd October, 2024 (SEBI Circular) has permitted the Companies to conduct the Annual General Meeting (AGM) through Video Conferencing (VC) or Other Audio-Visual Means (OAVM) till further order. The forthcoming AGM will thus be held through video conferencing (VC) or other audio visual means (OAVM). Hence, Members can attend and participate in the ensuing AGM through VC/OAVM.

2. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the EGM/AGM will be provided by CDSL.

3. The Members can join the EGM/AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the EGM/AGM through VC/OAVM will be made available to atleast 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the EGM/AGM without restriction on account of first come first served basis.

4. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.

5. Pursuant to MCA Circular No. 14/2020 dated April 08, 2020, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, in pursuance of Section 112 and Section 113 of the Companies Act, 2013, representatives of the members such as the President of India or the Governor of a State or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting.

6. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at https://www.arihantspaces.com. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited at www.bseindia.com. The AGM/EGM Notice is also disseminated on the website of CDSL (agency for providing the Remote e-Voting facility and e-voting system during the AGM) i.e. www.evotingindia.com.

7. As the AGM would be conducted through VC/OAVM, the facility for appointment of Proxy by the Members is not available for this AGM. Hence, the Proxy Form and Attendance Slip including Route Map are not annexed to this Notice.

8. Institutional/Corporate Members are entitled to appoint authorised representatives to attend, participate at the AGM through VC/OAVM and cast their votes through e-voting. Institutional/Corporate Members are requested to send a scanned copy (PDF/JPEG format) of the Board Resolution authorising its representatives to attend and vote at the AGM, pursuant to Section 113 of the Act, to the Scrutinizer at vsassociates16@gmail.com and to companysecretary@arihants.co.in not later than 48 hours before the scheduled time of commencement of the Meeting.

9. Details as required in Regulation 36(3) of the Listing Regulations and Secretarial Standard-2 on General Meetings issued by the Institute of Company Secretaries of India, in respect of the Directors seeking appointment/reappointment at the AGM are provided in the Annual Report. Requisite declarations have been received from the Directors seeking appointment. The Independent Directors of the Company are not liable to retire by rotation.

10. During the AGM, the Register of Directors and Key Managerial Personnel and their Shareholding maintained under Section 170 of the Act and the Register of Contracts or arrangements in which Directors are interested under Section 189 of the Act shall be available for inspection.

11. The voting rights of Members shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date. A person who is not a Member as on the cut-off date should treat this Notice of AGM for information purpose only.

12. Those Members who are holding shares in physical form and have not updated their e-mail ids with the Company, are requested to update the same by submitting a duly filled and signed Form ISR-1 along with self-attested copy of the PAN Card, and self-attested copy of any document (e.g. Driving License, Voter Identity Card, Passport) in support of the address of the Member, to the Company/RTA. Members holding shares in dematerialised (demat) mode are requested to register/update their e-mail ids with their relevant DPs. In case of any queries/difficulties in registering the e-mail ids, Members may write to the Company/RTA.

13. The Company has appointed M/s Cameo Corporate Services Limited, Chennai as its Registrar & Share Transfer Agent and depository interface of the Company with CDSL and NSDL. Shareholders intending to hold their shares in electronic form may approach their depository participants for dematerialisation of shares. Shareholders may send their shares for effecting transfers/transmission to M/s Cameo Corporate Services Limited.

14. Members are requested to notify immediately any change in their address to the company's Share Transfer Agent, M/s. Cameo Corporate Services Limited, Subramanian Building, No. 1, Club House Road, Chennai- 600 002 in the case of physical holdings and to their respective Depository Participants in case of dematerialized shares.

15. Members are requested to lodge their e-mail ID's along with their Name and Folio No. to Company's Share Transfer Agent, M/s. Cameo Corporate Services Limited, 'Subramanian Building', No.1, Club House Road, Chennai - 600 002, Email:- investor@cameoindia.com to enable the Company to send all future communications including Annual Reports through electronic mode.

16. Members are requested to notify the Company's Share Transfer Agent immediately of their bank account number and name of the bank and branch in the case of physical holdings, and to their respective Depository Participants in case of dematerialized shares, so that the payment of dividend when made through National Electronic Clearing Service (NECS), National Electronic Fund Transfer (NEFT), Direct Credit, Dividend Warrants etc., can be made without delay.

17. As per the provisions of Section 72 of the Act, the facility for making a nomination is available for the Members in respect of the shares held by them. Members who have not yet registered their nominations are requested to register the same by submitting Form No. SH- 13. If a Member desires to cancel the earlier nomination and record a fresh nomination, he may submit the same in Form No. SH-14. Members who are either not desiring to register for Nomination or would want to opt-out, are requested to fill out and submit Form No. ISR 3. Members are requested to submit the said form to their DP in case the shares are held in electronic form and to the RTA in case the shares are held in physical form, quoting their folio number.

18. The format of the Register of Members prescribed by the MCA under the Act requires the Company/Registrars and Share Transfer Agents to record additional details of Members, including their PAN details, e-mail address, bank details for payment of dividends, etc. Form No. ISR-1 for capturing additional details is available on the Company's website. Members holding shares in physical form are requested to submit the filled-in Form No. ISR1 to the RTA in physical mode. Members holding shares in electronic form are requested to submit the details to their respective DP only and not to the Company or RTA.

19. Shareholders who have multiple folios in identical names or in joint names in the same order, are requested to intimate to the Company these folios, to enable the Company to consolidate all such shareholdings into one folio.

20. Pursuant to provisions of Section 124 of the Companies Act, 2013, the Company has transferred the unpaid or unclaimed Dividend to the Investor Education & Protection Fund (IEPF) constituted by the Central Government. Members are advised to claim the unpaid dividend, if any, immediately.

21. Pursuant to Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Amendment Rules, 2017 ("Rules") notified by the Ministry of Corporate Affairs on 28th February, 2017, the Company is required to transfer all shares in respect of which dividend has not been paid or claimed for seven consecutive years to the IEPF. The shareholders are requested to claim the unpaid dividend amount(s) immediately, failing which their shares shall be transferred to the demat account of the IEPF Authority as per the procedure stipulated in the Rules as amended from time to time.

22. The Members/claimants whose shares, unclaimed dividend, sale proceeds of fractional shares etc. have been transferred to IEPF may claim the shares or apply for refund by making an application to IEPF Authority in Form IEPF 5 (available on www.mca. gov. in) along with requisite fee as decided by it from time to time. The Member/claimant can file only one consolidated claim in a Financial Year as per the IEPF Rules.

23. It is in the Member's interest to claim any unencashed dividends and for future, opt for Electronic Clearing Service, so that dividends paid by the Company are credited to the Member's account on time.

24. To prevent fraudulent transactions, members are advised to exercise due diligence and notify the Company of any change in address or demise of any member as soon as possible. Members are also advised not to leave their demat account(s) dormant for long. Periodic statement of holdings should be obtained from the concerned Depository Participant and holdings should be verified.

25. The Securities and Exchange Board of India (SEBI) has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore, requested to submit the PAN to their Depository Participants with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN details to the Share Transfer Agent or to the Company.

THE INTRUCTIONS OF SHAREHOLDERS FOR E-VOTING AND JOINING VIRTUAL MEETINGS ARE AS UNDER:

Step 1: Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

Step 2: Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

(i) The voting period begins on September 26, 2026, 09:00 AM and ends on September 29, 2026, 05:00 PM. During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date (record date) of September 23, 2026 may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.

(ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.

(iii) Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020 and May 05, 2020 read with the subsequent circulars issued from time to time, the latest one being General Circular No. 03/2025 dated 22nd September, 2025 (MCA Circulars), under Regulation 44 of Securities and

Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/Depository Participants.** Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

Step 1: Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

(iv) In terms of **SEBI circular no. SEBI/HO/CFD/CMD/ CIR/P/2020/242** 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

Pursuant to abovesaid SEBI Circular, Login method for e-Voting and joining virtual meetings for Individual shareholders holding securities in Demat mode CDSL/NSDL is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with **CDSL Depository**	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 to Easi/Easiest are requested to visit cdsl website www.cdslindia.com and click on login icon & My Easi New (Token) Tab. 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 or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. 3) If the user is not registered for Easi/Easiest, option to register is available at cdsl website www.cdslindia.com and click on login & My Easi New (Token) Tab and then click on registration option. 4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & 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.
Individual Shareholders holding securities in demat mode with **NSDL Depository**	1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2) If the user is 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 name** and you will be redirected to **e-Voting service provider website** for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Pursuant to abovesaid SEBI Circular, Login method for e-Voting and joining virtual meetings for Individual shareholders holding securities in Demat mode CDSL/NSDL is given below: (Contd.)

Type of shareholders	Login Method
	4) For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. 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 name** and you will be re-directed to **e-Voting service provider website** for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
Individual Shareholders (holding securities in demat mode) login through their **Depository Participants (DP)**	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful 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 company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

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

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

Particulars	
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 helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 21 09911
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 evoting@nsdl.com or call at: 022 - 4886 7000 and 022 - 2499 7000

Step 2: Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

(v) Login method for e-Voting and joining virtual meetings for Physical shareholders and shareholders other than individual holding in Demat form.

1) The shareholders should log on to the e-voting website www.evotingindia.com.
2) Click on "Shareholders" module.
3) Now enter your User ID
   a. For CDSL: 16 digits beneficiary ID,
   b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
   c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
4) Next enter the Image Verification as displayed and Click on Login.
5) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any company, then your existing password is to be used.
6) If you are a first-time user follow the steps given below:

	For Physical shareholders and other than individual shareholders holding shares in Demat.
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) • Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.
Dividend Bank Details **OR** Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. • If both the details are not recorded with the depository or company, please enter the member id/folio number in the Dividend Bank details field.

(vi) After entering these details appropriately, click on "SUBMIT" tab.

(vii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

(viii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.

(ix) Click on the EVSN for the relevant Arihant Foundations & Housing Limited on which you choose to vote.

(x) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.

(xi) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.

(xii) After selecting the resolution, you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.

(xiii) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.

(xiv) You can also take a print of the votes cast by clicking on "Click here to print" option on the Voting page.

(xv) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.

(xvi) There is also an optional provision to upload BR/POA if any uploaded, which will be made available to scrutinizer for verification.

(xvii) **Additional Facility for Non – Individual Shareholders and Custodians –For Remote Voting only.**

- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the "Corporates" module.
- A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
- After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
- The list of accounts linked in the login will be mapped automatically & can be delink in case of any wrong mapping.
- It is Mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- Alternatively Non Individual shareholders are required mandatory to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; investors@arihants.co.in, if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM/EGM THROUGH VC/ OAVM & E-VOTING DURING MEETING ARE AS UNDER:

1. The procedure for attending meeting & e-Voting on the day of the AGM/EGM is same as the instructions mentioned above for e-voting.
2. The link for VC/OAVM to attend meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for e-voting.
3. Shareholders who have voted through Remote e-Voting will be eligible to attend the meeting. However, they will not be eligible to vote at the AGM/EGM.
4. Shareholders are encouraged to join the Meeting through Laptops/IPads for better experience.
5. Further shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
7. Shareholders who would like to express their views/ask questions during the meeting may register themselves as a speaker by sending their request in advance on or before 24th September 2026 mentioning their name, demat account number/folio number, email id, mobile number at (company email id: investors@arihants.co.in). The shareholders who do not wish to speak during the AGM but have queries may send their queries on or before 24th September 2026 mentioning their name, demat account number/folio number, email id, mobile number at (company email id: investors@arihants.co.in). These queries will be replied to by the company suitably by email.

8. Those shareholders who have registered themselves as a speaker will only be allowed to express their views/ask questions during the meeting.

9. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM.

10. If any Votes are cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/OAVM facility, then the votes cast by such shareholders may be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.

PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL/MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY/ DEPOSITORIES.

1. **For Physical shareholders:** please provide necessary details like 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 **Company/RTA email id.**

2. **For Demat shareholders:** Please update your email id & mobile no. with your respective **Depository Participant (DP)**

3. **For Individual Demat shareholders:** Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.

If you have any queries or issues regarding attending AGM & e-Voting from the CDSL e-Voting System, you can write an email to helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 21 09911.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, AVP, (CDSL) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call toll free no. 1800 21 09911.

General instructions

The Board of Directors has appointed Mr. V Suresh, Senior Partner, (Membership No. FCS 2969 and CP No.6032) failing him Mr. K R Udaya Kumar, Partner (Membership No. FCS 11533 and CP No.21973) of M/s.V Suresh Associates, Practising Company Secretaries, Chennai as the scrutinizer for conducting the Postal Ballot and e-voting process in a fair and transparent manner.

i) The Scrutinizer shall after the conclusion of voting at the general meeting, will first count the votes cast at the meeting and thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company and make, not later than 2 working days from the conclusion of the meeting a consolidated scrutinizer's report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith. The resolutions will be deemed to have been passed on the AGM date subject to receipt of the requisite number of votes in favour of the resolutions.

ii) The results declared along with the Scrutinizer's Report shall be placed on the Company's website https://www.arihantspaces.com/ and on the website of CDSL www.evotingindia.com immediately. The Company shall simultaneously forward the results to BSE Limited where the shares of the Company are listed.

The voting rights of shareholders shall be in proportion to their shares of the paid-up equity share capital of the Company as on 23rd September, 2026. A person who is not a Member as on the cut off-date should treat this Notice for information purposes only.

Explanatory Statement

The explanatory statement pursuant to Section 102 of the Companies Act, 2013, which sets out the details relating to Special Business at the meeting is annexed hereto and shall be taken as forming part of this Notice.

ITEM NO. 3 – APPOINTMENT OF MR. CHIRAG SATISH SHAH AS NON-EXECUTIVE INDEPENDENT DIRECTOR

Based on the recommendation of the Nomination and Remuneration Committee, the Board of Directors appointed Mr. Chirag Satish Shah (DIN: 02642152) as an Additional Director of the Company with effect from 04th September, 2026, under Section 161(1) of the Companies Act, 2013. Mr. Shah holds office only up to the date of this Annual General Meeting. The Company has received a notice under Section 160 of the Act from a member proposing his candidature for the office of Director.

Mr. Shah has given his consent to act as a Director and has confirmed that he is not disqualified from being appointed as a Director under Section 164 of the Act. He has also submitted a declaration that he meets the criteria of independence prescribed under Section 149(6) of the Act and Regulation 16(1)(b) of the SEBI (LODR) Regulations, 2015. In the opinion of the Board, Mr. Shah fulfils the conditions specified under the Act and the Rules made thereunder for appointment as an Independent Director and is independent of the management of the Company.

A brief profile of Mr. Shah, including his skills, expertise, and directorships/committee memberships held in other companies, and the Statement as mandated under SS-2 & Regulation 36(3) are annexed to this Notice. Copies of relevant documents, including his letter of appointment, are available for inspection by members.

None of the Directors, Key Managerial Personnel, or their relatives, except Mr. Chirag Satish Shah himself, is in any way concerned or interested, financially or otherwise, in this resolution.

The Board recommends the Special Resolution at Item No. 3 for approval of the members.

ITEM NO. 4 – AUTHORIZATION TO ADVANCE LOAN/GIVE GUARANTEE/PROVIDE SECURITY UNDER SECTION 185

Section 185 of the Companies Act, 2013 restricts a company from advancing loans, or giving guarantees/security in connection with loans, to entities in which any director is interested, except with the prior approval of members by way of a Special Resolution and subject to prescribed conditions.

The Company may, in the ordinary course of business, be required to extend financial assistance by way of loans, guarantees, or security to its Subsidiaries, Associates, Joint Ventures, or other entities in which the Company's directors may be interested or deemed interested, in furtherance of the business interests of the Company and such entities. To enable the Board to extend such assistance without seeking member approval on a case-to-case basis, it is proposed to obtain an omnibus approval from members, subject to an aggregate ceiling of ₹4,200 crores.

Any such financial assistance would be utilized by the recipient entity solely for its principal business activities, and would be extended by the Board only where considered fit and beneficial for the Company.

The Directors of the Company, to the extent they or their relatives hold any interest, directly or indirectly, in the entities that may receive such loans/guarantees/security, may be deemed to be concerned or interested in the resolution to the extent of such interest. Save as aforesaid, no other Director, Key Managerial Personnel, or their relatives is concerned or interested in this resolution.

The Board recommends the Special Resolution at Item No. 4 for approval of the members.

ITEM NO. 5 – INCREASE IN BORROWING LIMITS UNDER SECTION 180(1)(C)

As per Section 180(1)(c) of the Companies Act, 2013, the Board of Directors cannot, without the consent of members by way of a Special Resolution, borrow money which, together with money already borrowed (excluding temporary loans from bankers in the ordinary course of business), exceeds the aggregate of the Company's paid-up share capital, free reserves, and securities premium. Considering the Company's growth plans and anticipated funding requirements for its business operations, capital expenditure, and other corporate purposes, it is proposed that the Board be authorized to borrow monies, in one or more tranches, through various permissible modes—including credit facilities, non-convertible debentures, bonds, commercial papers, or other instruments—such that the total outstanding borrowings of the Company do not exceed ₹6,000 crores at any point in time, in supersession of the limit approved by members earlier.

No Director, Key Managerial Personnel, or their relatives is, in any way, concerned or interested, financially or otherwise, in this resolution, except to the extent of their shareholding, if any, in the Company.

The Board recommends the Special Resolution at Item No. 5 for approval of the members.

ITEM NO. 6 – INVESTMENTS, LOANS, GUARANTEES AND SECURITY IN EXCESS OF LIMITS UNDER SECTION 186

Section 186 of the Companies Act, 2013 restricts a company from making investments, giving loans/guarantees, or providing security exceeding sixty per cent of its paid-up share capital, free reserves, and securities premium account, or one hundred per cent of its free reserves and securities premium account, whichever is higher, without prior approval of members by Special Resolution.

In order to enable the Company to support its business growth strategy, including strategic investments, extension of loans, and providing guarantees/security to other body corporates or persons as may be considered beneficial by the Board from time to time, it is proposed to authorize the Board to undertake such investments/loans/guarantees/security up to an additional aggregate amount of ₹1,500 crores, over and above the statutory limit prescribed under Section 186(2).

The Board will exercise this authority only where it considers the transaction to be in the interest of the Company, and appropriate due diligence will be carried out prior to any such investment, loan, guarantee, or security.

None of the Directors, Key Managerial Personnel, or their relatives is concerned or interested, financially or otherwise, in this resolution, except to the extent of their shareholding, if any, in the Company or in the body corporate(s) receiving such investment/ loan/guarantee/security.

The Board recommends the Special Resolution at Item No. 6 for approval of the members.

ITEM NO. 7 – PAYMENT OF COMMISSION ON PROFITS TO MANAGING DIRECTOR AND WHOLE-TIME DIRECTOR

In terms of Sections 196, 197, and 198 read with Schedule V of the Companies Act, 2013, and Regulation 17(6) of the SEBI (LODR) Regulations, 2015, payment of remuneration by way of commission on profits to Managing/Whole-time Directors, in addition to salary and perquisites, requires the approval of members by Special Resolution where such commission is not linked to a fixed formula approved earlier, or where the overall managerial remuneration exceeds prescribed limits.

The break-up of current remuneration of Mr. Kamal Lunawath and Mr. Vimal Lunawath are:

KMP Remuneration

Name	Position	Salary (₹)
Kamal Lunawath	Managing Director	96,00,000
Vimal Lunawath	Whole Time Director	96,00,000

The Board, at its meeting held on 04th September, 2026, approved payment of commission on net profits to Mr. Kamal Lunawath, Managing Director, and Mr. Vimal Lunawath, Whole-time Director, in recognition of their contribution to the Company's performance and to align their remuneration with Company performance, subject to an individual ceiling of 5% and an aggregate ceiling of 10% of net profits computed under Section 198 of the Act. The Board would have the liberty to vary the quantum of commission payable within these ceilings from year to year, based on the Company's performance.

Mr. Kamal Lunawath and Mr. Vimal Lunawath, being the Managing Director and Whole-time Director respectively, and their relatives, to the extent of their shareholding, may be deemed to be concerned or interested in this resolution to the extent of the remuneration/commission payable to them. Save as aforesaid, no other Director, Key Managerial Personnel, or their relatives is concerned or interested in this resolution.

The Board recommends the Special Resolution at Item No. 7 for approval of the members.

ITEM NO. 8 – RATIFICATION OF REMUNERATION PAYABLE TO COST AUDITOR

In terms of Section 148(3) of the Companies Act, 2013 read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, the remuneration payable to the Cost Auditor is to be fixed by the Board of Directors, on recommendation of the Audit Committee, and subsequently ratified by the members of the Company.

The Board, on the recommendation of the Audit Committee, has appointed M/s. Ramachandran and Associates, Cost & Management Accountants (Firm Registration No. 000799), as Cost Auditors to conduct the audit of the cost records of the Company for the financial year 2026-27, at a remuneration of ₹2,00,000/- (Rupees Two Lakh only), plus applicable taxes and reimbursement of actual out-of-pocket expenses incurred in connection with the audit.

Members are now requested to ratify this remuneration in terms of the aforesaid provisions.

None of the Directors, Key Managerial Personnel, or their relatives is concerned or interested, financially or otherwise, in this resolution.

The Board recommends the Ordinary Resolution at Item No. 8 for approval of the members.

ITEM NO. 9 – APPROVAL OF RELATED PARTY TRANSACTIONS

In terms of Regulation 23(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, prior approval of members is required, by way of an Ordinary Resolution, for material related party transactions and for transactions exceeding the prescribed materiality thresholds, even where such transactions are in the ordinary course of business and at arm's length.

The Company enters into various transactions with its related parties in the ordinary course of business and on an arm's length basis, including sale, purchase, or supply of goods or materials, leasing of property, availing or rendering of services, and other similar transactions. These transactions, individually or in aggregate, may exceed the materiality thresholds prescribed under the Listing Regulations in Schedule XII.

The Audit Committee has approved/would approve the related party transactions as detailed in the table forming part of this Explanatory Statement, for the period from the conclusion of the 33rd Annual General Meeting till the conclusion of the 34th Annual General Meeting, and has determined that these transactions are in the ordinary course of business and on an arm's length basis.

Table of related party transactions annexed, specifying: name of related party, nature of relationship, nature/duration/material terms of transaction, and estimated value.

The Directors interested in the respective related parties, and their relatives, may be deemed to be concerned or interested in this resolution to the extent of the transactions with the parties in which they are interested. Save as aforesaid, no other Director, Key Managerial Personnel, or their relatives is concerned or interested in this resolution.

The Board recommends the Ordinary Resolution at Item No. 9 for approval of the members.

By Order of the Board
For Arihant Foundations & Housing Limited

Sd/-
ARUN ABRAHAM RAJAN
CEO

Place: Chennai
Date: 04-09-2026

PART A

Minimum information of the proposed RPT, applicable to all RPTs

Ref.	Particulars of the information	Information provided by the management														
A(1) BASIC DETAILS OF THE RELATED PARTY																
A1.1	Name of the related party	Acksons Cold Forge	Canopy Living LLP	Elite Spaces LLP	Escapade Services LLP	Exora Spaces LLP	Haddows Projects Private Limited	Ivorylane Realty LLP	Kairav Developers Limited	Lusso Terra Infra Private Limited	Questiva Estates LLP	Skyspan Projects LLP	Vantage Spaces LLP	Veridion Realty LLP	Vilaya Properties LLP	Vrikodara Realtors Private Limited
A1.2	Country of incorporation of the related party	India	India	India	India	India	India	India	India	India	India	India	India	India	India	India
A1.3	Nature of business of the related party	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects	Real estate development – residential, commercial projects, and retail projects
A(2) RELATIONSHIP AND OWNERSHIP OF THE RELATED PARTY																
A2.1	Relationship between the listed entity / subsidiary (in case of transaction involving the subsidiary) and the related party, including the nature of its concern (financial or otherwise)	Associate	Joint Venture	Promoter/ KMP having significant interest	Joint Venture	Promoter/ KMP having significant interest	Promoter/ KMP having significant interest	Subsidiary	Joint Venture	Promoter/ KMP having significant interest	Joint Venture	Joint Venture	Promoter/ KMP having significant interest	Subsidiary	Joint Venture	Promoter/ KMP having significant interest
	Shareholding of the listed entity / subsidiary ((n case of transaction involving the subsidiary), in the related party, whether direct or indirect	Not Applicable (Firm)	Not Applicable (LLP)	Not Applicable (LLP)	Not Applicable (LLP)	Not Applicable (LLP)	Promoter/ KMP having significant interest	Not Applicable (LLP)	50%	Promoter/ KMP having significant interest	Not Applicable (LLP)	Not Applicable (LLP)	Not Applicable (LLP)	Not Applicable (LLP)	Not Applicable (LLP)	Promoter/ KMP having significant interest
	Where the related party is a partnership firm, sole proprietorship concern or body corporate without share capital - capital contribution, if any, made by the listed entity / subsidiary	₹378.91 Lakhs	₹17874.76 Lakhs	₹0.01 Lakhs	₹6765.08 Lakhs	₹0.01 Lakh	Not applicable (company with share capital)	₹1 Lakh	Not applicable (company with share capital)	Not applicable (company with share capital)	₹-28.30 Lakhs	₹0.01 Lakhs	₹0.01 Lakhs	₹0.01 Lakhs	₹61.96 Lakhs	Not applicable (company with share capital)
	Shareholding of the related party in the listed entity / subsidiary (in case of transaction involving the subsidiary), whether direct or indirect	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A(3) DETAILS OF PREVIOUS TRANSACTIONS WITH THE RELATED PARTY																
A3.1	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	-	₹250 Crores	Not Applicable (Newly incorporated)	-	Not Applicable (Newly incorporated)	-	₹0.66 Crores	-	-	-	₹0.05 Crores	Not Applicable (Newly incorporated)	-	-	-
A3.2	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought.	-	-	Not Applicable (Newly incorporated)	-	Not Applicable (Newly incorporated)	-	₹1.59 Crores	-	-	-	₹75 Crores	Not Applicable (Newly incorporated)	-	-	-
A3.3	Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary during the last financial year.	No default was made by the related party in respect of any obligation under any transaction/arrangement during the last financial year.														
A(4) AMOUNT OF THE PROPOSED TRANSACTION(S)																
A4.1	Amount of the proposed transaction being placed for approval of the Audit Committee / shareholders	₹50 Crores	₹2500.00 Crores	₹200 Crores	₹200 Crores	₹200 Crores	₹100 Crores	₹100 Crores	₹200 Crores	₹100 Crores	₹300 Crores	₹200 Crores	₹350 Crores	₹100 Crores	₹200 Crores	₹100 Crores
A4.2	Whether the proposed transaction, taken together with transactions undertaken with the related party during the current financial year, would render it a material RPT	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A4.3	Value of the proposed transaction as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year	23%	579%	46%	46%	46%	23%	23%	46%	23%	69%	46%	46%	23%	46%	23%
A4.4	"Value of the proposed transaction as a percentage of the subsidiary's annual standalone turnover for the immediately preceding financial year ((in case of a transaction involving the subsidiary and where the listed entity is not a party to the transaction) "	Not Applicable														

Minimum information of the proposed RPT, applicable to all RPTs (Contd.)

Ref.	Particulars of the information	Information provided by the management														
A4.5	Value of the proposed transaction as a percentage of the related party's annual consolidated turnover for the immediately preceding financial year (standalone, if consolidated is unavailable)	-	-	-	50000%	-	-	-	531%	-	1776%	-	-	-	5540%	-
A4.6	Financial performance of the related party for the immediately preceding financial year - Turnover (in Lakhs) (standalone; consolidated only if standalone is unavailable)	-	-	-	₹0.4 Lakhs	-	-	-	₹37.65 Lakhs	-	₹16.89 Lakhs	-	-	-	₹16.89 Lakhs	-
	Financial performance of the related party for the immediately preceding financial year - Profit After Tax	₹-0.6 Lakhs	₹-16.48 Lakhs	-	₹-3.26 Lakhs	-	-	₹0.52 Lakhs	₹-51.9 Lakhs	-	₹8.25 Lakhs	₹0.00643 Lakhs	-	₹0.22 Lakhs	₹-1.89 Lakhs	-
	Financial performance of the related party for the immediately preceding financial year - Net worth	₹378.91 Lakhs	₹35809.77 Lakhs	-	₹35809.77 Lakhs	-	-	₹0.47 Lakhs	₹626.47 Lakhs	-	₹12146.88 Lakhs	₹0.09357 Lakhs	-	₹0.77 Lakhs	₹5067.36 Lakhs	-
A(5)	**BASIC DETAILS OF THE PROPOSED TRANSACTION**															
A5.1	Specific type of the proposed transaction (sale / purchase of goods or services, giving loan, borrowing, and so on)	As provided Below														
A5.2	Details of each type of the proposed transaction	(i) Joint Development Agreements (JDAs) – Agreements for residential/commercial/township projects with sharing of revenue, costs, and responsibilities on arm's length terms. (ii) Construction Contracts – Execution of construction and infrastructure projects on milestone-based consideration in the ordinary course of business. (iii) Sale/Purchase of Land/Flats/Development Rights – Transactions at prevailing market value and on arm's length basis. (iv) Project Management/Marketing/Support Services – Provision or availing of project management, marketing, branding, administrative, and support services, including manpower sharing, on cost-plus/market terms. (v) Reimbursement of Expenses – Recovery of actual expenses incurred towards projects, compliance, or administration, without markup. (vi) Loans/Guarantees/ICDs – Granting or availing of loans, guarantees, or inter-corporate deposits at market-linked interest rates, repayable within agreed tenure.														
A5.3	Tenure of the proposed transaction (number of years or months to be specified)	12 months (renewable annually)														
A5.4	Whether omnibus approval is being sought	Yes														
A5.5	Value of the proposed transaction during a financial year; where it will be executed over more than one financial year, the estimated financial-year-wise break-up	Not Applicable														
A5.6	Justification as to why the RPT proposed to be entered into is in the interest of the listed entity	(i) Sale at arm's length prevailing market price; enables monetisation of completed inventory in the ordinary course of business. (ii) Ensures cost-effective, quality-assured facility management support from a group entity with an established track record at the listed entity's project sites. (iii) Strengthens the listed entity's participation in a strategically located joint development project and diversifies its commercial real estate portfolio. (iv) Provides timely, cost-effective funding to the related party for land aggregation on arm's length interest terms, supporting the group's future project pipeline. (v) Provides quick, cost-effective interim funding without recourse to higher-cost external borrowing, on arm's length terms.														
A5.7	Details of the promoter(s) / director(s) / key managerial personnel of the listed entity who have an interest in the transaction, whether directly or indirectly															
	Name of the interested director / KMP	Mr. Kamal Lunawath, Managing Director of the listed entity (also a partner of the related party)	Mr. Kamal Lunawath, Managing Director of the listed entity (also a designated partner of the related party)	Mr. Vimal Lunawath, Whole-time Director / CFO & Mr. Arun Rajan, CEO of the listed entity (also a designated partner of the related party)	Mr. Kamal Lunawath, Managing Director of the listed entity (also a designated partner of the related party)	Mr. Vimal Lunawath, Whole-time Director / CFO & Mr. Arun Rajan, CEO of the listed entity (also a designated partner of the related party)	Mr. Vimal Lunawath, Whole-time Director / CFO & Mr. Arun Rajan, CEO of the listed entity (also a designated partner of the related party)	Mr. Kamal Lunawath, Managing Director & Mr. Vimal Lunawath, Whole-time Director / CFO of the listed entity (also a designated partner of the related party)	Mr. Kamal Lunawath, Managing Director and Mr. Bharatkumar Mangilal Jain, Whole-Time Director of the listed entity (also a director of the related party)	Mr. Vimal Lunawath, Whole-time Director / CFO & Mr. Arun Rajan, CEO of the listed entity (also a designated partner of the related party)	Mr. Kamal Lunawath, Managing Director of the listed entity (also a designated partner of the related party)	Mr. Kamal Lunawath, Managing Director of the listed entity (also a designated partner of the related party)	Mr. Vimal Lunawath, Whole-time Director / CFO & Mr. Arun Rajan, CEO of the listed entity (also a designated partner of the related party)	Mr. Kamal Lunawath, Managing Director & Mr. Vimal Lunawath, Whole-time Director / CFO of the listed entity (also a designated partner of the related party)	Mr. Kamal Lunawath, Managing Director of the listed entity (also a designated partner of the related party)	Mr. Vimal Lunawath, Whole-time Director / CFO & Mr. Arun Rajan, CEO of the listed entity (also a designated partner of the related party)

Minimum information of the proposed RPT, applicable to all RPTs (Contd.)

Ref.	Particulars of the information	Information provided by the management														
	Shareholding of the interested director / KMP in the related party, whether direct or indirect	No direct personal shareholding held in the related party; Held through AFHL	No direct personal shareholding held in the related party; Held through AFHL	Mr. Vimal Lunawath - 50% Mr. Arun Rajan - 50%	No direct personal shareholding held in the related party; Held through AFHL	Mr. Vimal Lunawath - 50% Mr. Arun Rajan - 50%	Mr. Vimal Lunawath - 50% Mr. Arun Rajan - 50%	No direct personal shareholding held in the related party; Held through AFHL	No direct personal shareholding held in the related party; Held through AFHL	Mr. Vimal Lunawath - 50% Mr. Arun Rajan - 50%	No direct personal shareholding held in the related party; Held through AFHL	No direct personal shareholding held in the related party; Held through AFHL	Mr. Vimal Lunawath - 50% Mr. Arun Rajan - 50%	No direct personal shareholding held in the related party; Held through AFHL	No direct personal shareholding held in the related party; Held through AFHL	Mr. Vimal Lunawath - 50% Mr. Arun Rajan - 50%
A5.8	Copy of the valuation or other external party report, if any, placed before the Audit Committee	Not applicable – transaction value based on prevailing project sale price; no external valuation required.														
A5.9	Other information relevant for decision making	None														

PART B

Information to be provided only if a specific type of RPT is proposed to be undertaken and is in addition to Part A.

Ref.	Particulars of the information	Information provided by the management														
		Acksons Cold Forge	**Canopy Living LLP**	**Elite Spaces LLP**	**Escapade Services LLP**	**Exora Spaces LLP**	**Haddows Projects Private Limited**	**Ivorylane Realty LLP**	**Kairav Developers Limited**	**Lusso Terra Infra Private Limited**	**Questiva Estates LLP**	**Skyspan Projects LLP**	**Vantage Spaces LLP**	**Veridion Realty LLP**	**Vilaya Properties LLP**	**Vrikodara Realtors Private Limited**
B(1) SALE, PURCHASE OR SUPPLY OF GOODS OR SERVICES, OR ANY OTHER SIMILAR BUSINESS TRANSACTION, AND TRADE ADVANCES																
B1.1	Bidding or other process, if any, applied for choosing the party for the sale, purchase or supply of goods or services	None														
B1.2	Basis of determination of price	Prevailing project sale price applicable uniformly to all buyers, based on the current price list/ valuation for the project.														
B1.3	Trade advance (of up to 365 days, or such period for which advances are extended as per normal trade practice) proposed to be extended - amount	Not exceeding limits specified in field A(4) of this annexure														
	Trade advance - tenure	Upto 365 Days														
	Trade advance - whether self-liquidating	Not Applicable														
B(2) LOANS AND ADVANCES (OTHER THAN TRADE ADVANCES) OR INTER-CORPORATE DEPOSITS GIVEN BY THE LISTED ENTITY OR ITS SUBSIDIARY																
B2.1	Source of funds in connection with the proposed transaction	Internal Accruals of the entity/ The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of each transaction will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.														
B2.2	Where financial indebtedness is incurred to give the loan / ICD / advance - nature of indebtedness	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of nature of indebtedness will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015														
	Where financial indebtedness is incurred - total cost of borrowing	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of total cost of borrowing will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015														
	Where financial indebtedness is incurred - tenure	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of tenure will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015														
	Where financial indebtedness is incurred - other details	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of any other details will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015														
B2.3	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers / other lenders, for borrowings with a comparable maturity profile to the loan / ICD being granted	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of rate of interest will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015														
B2.4	Proposed interest rate to be charged by the listed entity or its subsidiary from the related party	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of proposed interest rate to be charged by the listed entity or its subsidiary from the related party will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015														

Information to be provided only if a specific type of RPT is proposed to be undertaken and is in addition to Part A. (Contd.)

Ref.	Particulars of the information	Information provided by the management
		Acksons Cold Forge; Canopy Living LLP; Elite Spaces LLP; Escapade Services LLP; Exora Spaces LLP; Haddows Projects Private Limited; Ivorylane Realty LLP; Kairav Developers Limited; Lusso Terra Infra Private Limited; Questiva Estates LLP; Skyspan Projects LLP; Vantage Spaces LLP; Veridion Realty LLP; Vilaya Properties LLP; Vrikodara Realtors Private Limited
B2.5	Maturity/ due date	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of Maturity/ due date will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
B2.6	Repayment schedule and terms	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of Repayment schedule and terms will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
B2.7	Whether secured or unsecured	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of nature of security (secured/ unsecured) will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
B2.8	If secured - nature of security and security coverage ratio	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms if secured - nature of security and security coverage ratio will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
B2.9	Purpose for which the funds will be utilised by the ultimate beneficiary pursuant to the transaction	For the principal business activity of the related party
B(3) INVESTMENT MADE BY THE LISTED ENTITY OR ITS SUBSIDIARY		
B3.1	Source of funds in connection with the proposed transaction	Internal Accruals of the entity/ The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of each transaction will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
B3.2	Where financial indebtedness is incurred to make the investment - nature of indebtedness	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of nature of indebtedness will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
	Where financial indebtedness is incurred - total cost of borrowing	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of total cost of borrowing will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
	Where financial indebtedness is incurred - tenure	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of tenure will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
	Where financial indebtedness is incurred - other details	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms of any other details will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
B3.3	Purpose for which the funds shall be utilised by the investee company	For the principal business activity of the related party
B3.4	Material terms of the proposed transaction	Capital infusion in the best interest of the Company and the Subsidiary/ Joint venture/ Associate
B(4) GUARANTEE (INCLUDING PERFORMANCE GUARANTEE IN NATURE OF SECURITY/CONTRACTUAL COMMITMENT OR WHICH COULD HAVE AN IMPACT IN MONETARY TERMS ON THE ISSUER OF SUCH GUARANTEE)), SURETY, INDEMNITY OR COMFORT LETTER, BY WHATEVER NAME CALLED, MADE OR GIVEN BY THE LISTED ENTITY OR ITS SUBSIDIARY.		
B4.1	a) Rationale for giving the guarantee, surety, indemnity or comfort letter	To support operational funding requirements in the ordinary course of business, the Subsidiary, Joint Venture, and Associate entities may raise funds through borrowings. The Company, acting in its capacity as a holding, joint venture, or associate entity, may provide guarantees for such financial institution loans when deemed in the best interest of both parties.
	b) Whether it will create a legally binding obligation on the listed entity (Yes / No)	Yes
B4.2	Material covenants - i) commission, if any, to be received by the listed entity or its subsidiary	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms for commission will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
	Material covenants - ii) contractual provisions on how the listed entity or its subsidiary will recover the monies if the guarantee, surety, indemnity or comfort letter is invoked	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms on material covenants like contractual provisions on how the listed entity or its subsidiary will recover the monies if the guarantee, surety, indemnity or comfort letter is invoked will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Information to be provided only if a specific type of RPT is proposed to be undertaken and is in addition to Part A. (Contd.)

Ref.	Particulars of the information	Information provided by the management														
		Acksons Cold Forge	Canopy Living LLP	Elite Spaces LLP	Escapade Services LLP	Exora Spaces LLP	Haddows Projects Private Limited	Ivorylane Realty LLP	Kairav Developers Limited	Lusso Terra Infra Private Limited	Questiva Estates LLP	Skyspan Projects LLP	Vantage Spaces LLP	Veridion Realty LLP	Vilaya Properties LLP	Vrikodara Realtors Private Limited
B4.3	Value of the obligations undertaken by the listed entity or any of its subsidiaries for which the guarantee, surety, indemnity or comfort letter has been provided, and any provisions required to be made in the books of account	The transaction is proposed to be undertaken in the ordinary course of business of the Company and on an arm's length basis, for the principal business activity of the related party. The Board is of the view that the transaction is in the best interest of the related party. The specific commercial terms for the value of the obligations undertaken by the listed entity which the guarantee, surety, indemnity or comfort letter has been provided, and any provisions required to be made in the books of account will be determined at the time of the respective transaction on the basis of the terms stipulated by the lender / financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution and shall be subject to prior approval or omnibus approval of the Audit Committee under Regulation 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015														
B(5) BORROWINGS BY THE LISTED ENTITY OR ITS SUBSIDIARY																
		Not applicable as no borrowings is proposed to be availed by the Company														
B(6) SALE, LEASE OR DISPOSAL OF ASSETS OF A SUBSIDIARY, OR OF A UNIT, DIVISION OR UNDERTAKING OF THE LISTED ENTITY, OR DISPOSAL OF SHARES OF A SUBSIDIARY OR ASSOCIATE																
		Not applicable as no sale, lease or disposal of assets of a subsidiary, or of a unit, division or undertaking of the listed entity, or disposal of shares of a subsidiary or associate is proposed by the Company														
B(7) TRANSACTIONS RELATING TO PAYMENT OF ROYALTY																
		Not applicable as no transactions relating to payment of royalty is proposed by the Company														

PART C

Information to be provided only if a specific type of RPT proposed to be undertaken is a material RPT and is in addition to Part A and Part B (with respect to such RPT).

Ref.	Particulars of the information	Information provided by the management														
		Acksons Cold Forge	Canopy Living LLP	Elite Spaces LLP	Escapade Services LLP	Exora Spaces LLP	Haddows Projects Private Limited	Ivorylane Realty LLP	Kairav Developers Limited	Lusso Terra Infra Private Limited	Questiva Estates LLP	Skyspan Projects LLP	Vantage Spaces LLP	Veridion Realty LLP	Vilaya Properties LLP	Vrikodara Realtors Private Limited
C(1) TRANSACTIONS RELATING TO ANY LOANS AND ADVANCES (OTHER THAN TRADE ADVANCE) OR INTER-CORPORATE DEPOSITS GIVEN BY THE LISTED ENTITY OR ITS SUBSIDIARY.																
C1.1	Latest credit rating of the related party (standalone rating; structured obligation and credit enhancement ratings may additionally be provided)	The related party has not been assigned a credit rating by any credit rating agency. Accordingly, no standalone rating and no structured obligation (SO) or credit enhancement (CE) rating is available.														
C1.2	Default on borrowings by the related party, if any, over the last three financial years, from the listed entity or any other person, and the value of the subsisting default (financial-year-wise)	Nil. The related party has not defaulted on any borrowing availed from the Company or from any other person during the last three financial years, namely FY 2023-24, FY 2024-25 and FY 2025-26. There is no subsisting default as on the date of this statement.														
C1.3	Whether the account of the related party has been classified as a non-performing asset by any of its bankers, and whether that status is currently subsisting	No. The account of the related party has not been classified as a non-performing asset by any of its bankers, and no such classification is subsisting.														
C1.4	Whether the related party has been declared a wilful defaulter by any of its bankers, and whether that status is currently subsisting	No. The related party has not been declared a wilful defaulter by any of its bankers, and no such status is subsisting.														
C1.5	Whether the related party is undergoing, or facing any application for commencement of, an insolvency resolution process or liquidation	No. The related party is neither undergoing, nor facing any application for commencement of, an insolvency resolution process or liquidation under the Insolvency and Bankruptcy Code, 2016.														
C1.6	Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016	No. The related party does not suffer from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016.														
C(2) INVESTMENT MADE BY THE LISTED ENTITY OR ITS SUBSIDIARY																
C2.1	Latest credit rating of the related party (standalone; SO and CE ratings optional) - applicable in the case of investment in debt securities	The related party has not been assigned a credit rating by any credit rating agency. Accordingly, no standalone rating and no structured obligation (SO) or credit enhancement (CE) rating is available.														
C2.2	Whether any regulatory approval is required; if yes, whether it has been obtained	No regulatory approval is required for the proposed transaction. Accordingly, the question of obtaining any such approval does not arise.														
C(3) GUARANTEE (INCLUDING PERFORMANCE GUARANTEE IN NATURE OF SECURITY/CONTRACTUAL COMMITMENT OR WHICH COULD HAVE AN IMPACT IN MONETARY TERMS ON THE ISSUER OF SUCH GUARANTEE), SURETY, INDEMNITY OR COMFORT LETTER, BY WHATEVER NAME CALLED, MADE OR GIVEN BY THE LISTED ENTITY OR ITS SUBSIDIARY.																
C3.1	If guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter is given in connection with the borrowing by a related party, provide latest credit rating of the related party	The related party has not been assigned a credit rating by any credit rating agency. Accordingly, no standalone rating and no structured obligation (SO) or credit enhancement (CE) rating is available.														

Information to be provided only if a specific type of RPT proposed to be undertaken is a material RPT and is in addition to Part A and Part B (with respect to such RPT).
(Contd.)

Ref.	Particulars of the information	Information provided by the management														
		Acksons Cold Forge	Canopy Living LLP	Elite Spaces LLP	Escapade Services LLP	Exora Spaces LLP	Haddows Projects Private Limited	Ivorylane Realty LLP	Kairav Developers Limited	Lusso Terra Infra Private Limited	Questiva Estates LLP	Skyspan Projects LLP	Vantage Spaces LLP	Veridion Realty LLP	Vilaya Properties LLP	Vrikodara Realtors Private Limited
C3.2	Details of the solvency status and going concern status of the related party during the last three financial years															
	FY 2025-2026	Solvent, and operating on a going concern basis.														
	FY 2024-2025	Solvent, and operating on a going concern basis.														
	FY 2023-2024	Solvent, and operating on a going concern basis.														
C3.3	"The value of obligations undertaken by the listed entity or any of its subsidiary, for which a guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee) surety, indemnity or comfort letter has been provided by the listed entity or its subsidiary. Additionally, any provisions required to be made in the books of account of the listed entity or any of its subsidiary shall also be specified. "	"The proposed transaction is to be undertaken in the ordinary course of business of the Company and on an arm's length basis, in connection with the principal business activity of the related party. The Board is of the view that the proposed transaction is in the interest of the Company. The value of the obligations to be undertaken by the Company, in respect of which a guarantee, surety, indemnity or comfort letter is to be provided, and any provisions required to be made in the books of account in that regard, will be determined at the time of each such transaction on the basis of the terms stipulated by the lender or financial institution in its sanction letter and facility documentation, and shall in no case be on terms less favourable to the Company than those set out in this Explanatory Statement. Provisioning, if any, shall be assessed in accordance with Ind AS 109 at each reporting date. All such transactions shall be undertaken within the maximum aggregate limit approved by the Members under this resolution, and shall be subject to the prior approval, or omnibus approval, of the Audit Committee in terms of Regulations 23(2) and 23(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015."														
C3.4	Default on borrowings by the related party, if any, over the last three financial years, from the listed entity or any other person	Nil. The related party has not defaulted on any borrowing availed from the Company or from any other person during the last three financial years, namely FY 2023-24, FY 2024-25 and FY 2025-26. There is no subsisting default as on the date of this statement.														
	a) Whether the account of the related party has been classified as a non-performing asset by any of its bankers, and whether that status is currently subsisting	No. The account of the related party has not been classified as a non-performing asset by any of its bankers, and no such classification is subsisting.														
	b) Whether the related party has been declared a wilful defaulter by any of its bankers, and whether that status is currently subsisting	No. The related party has not been declared a wilful defaulter by any of its bankers, and no such status is subsisting.														
	c) Whether the related party is undergoing, or facing any application for commencement of, an insolvency resolution process or liquidation	No. The related party is neither undergoing, nor facing any application for commencement of, an insolvency resolution process or liquidation under the Insolvency and Bankruptcy Code, 2016.														
	d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016	No. The related party does not suffer from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016.														
	FY 2025-2026	No default														
	FY 2024-2025	No default														
	FY 2023-2024	No default														
C(4) BORROWINGS BY THE LISTED ENTITY OR ITS SUBSIDIARY																
		Not applicable as no borrowings is proposed to be availed by the Company														
C(5) SALE, LEASE OR DISPOSAL OF ASSETS, UNIT, DIVISION OR UNDERTAKING, OR DISPOSAL OF SHARES OF A SUBSIDIARY OR ASSOCIATE																
		Not applicable as no sale, lease or disposal of assets of a subsidiary, or of a unit, division or undertaking of the listed entity, or disposal of shares of a subsidiary or associate is proposed by the Company														
C(6) PAYMENT OF ROYALTY																
		Not applicable as no transactions relating to payment of royalty is proposed by the Company														

DETAILS OF DIRECTOR SEEKING APPOINTMENT AT THE ENSUING ANNUAL GENERAL MEETING

[Pursuant to Regulation 36(3) of SEBI (LODR) Regulations, 2015 and Secretarial Standard-2 on General Meetings]"

Particulars	Details	
Name	Mr. Chirag Satish Shah	Mr. Kamal Lunawath
DIN	02642152	00087324
Designation	Non-Executive Independent Director	Managing Director
Date of first appointment	04.09.2026	04.11.2005
Term	Five consecutive years	As approved by the members in the 30th AGM of the Company held on 29th September 2023
Liable to retire by rotation	No	Yes
Qualification	Under Graduate	Under-graduate
Expertise	Mr. Chirag Satish Shah is an industrialist and entrepreneur with extensive experience across specialty chemicals, dyestuffs, dyestuff intermediates, basic chemicals, real estate, warehousing and industrial infrastructure. He provides strategic leadership and management oversight to businesses including Indo Colchem Limited, Clairvoyance Industries Private Limited and Mirash Industries Private Limited, with exposure to manufacturing, exports, procurement, finance, working-capital management, marketing, cost optimization and business development. He also has significant experience in real estate, warehousing and industrial infrastructure through Titanium Logistics & Industrial Park LLP and Strategic Investors LLP, covering investment evaluation, project feasibility, location assessment and long-term asset value creation. Mr. Shah brings a strong entrepreneurial and strategic vision, with expertise in financial management, capital allocation, risk assessment, project management and operational efficiency. He has considerable exposure to international marketing and export business, including customer development, sourcing and global market expansion. He also actively embraces Artificial Intelligence, data analytics and emerging technologies to enhance market intelligence, forecasting, operational efficiency, cost optimization, investment analysis and strategic decision-making. With his multidisciplinary business experience, Mr. Shah brings an independent, analytical and entrepreneurial perspective to Board-level decision-making, contributing across corporate strategy, governance, risk management, investments, manufacturing, supply chain, real estate, technology adoption and business growth.	Mr. Kamal Lunawath has in-depth knowledge and experience in the execution of IT parks, townships, multi-storied complexes and, high-end flats. Aside from this, he also oversees corporate strategy planning, financial planning, and foreign investments for the company.
Remuneration sought to be paid	Sitting Fees and Commission as approved by the Board/ Shareholders	As approved by the members in the 32nd AGM of the Company held on 30th September 2025
Shareholding	Nil	15.94%
Relationship with Directors/KMP	None	Mr. Kamal Lunawath is the sibling of Mr.Vimal Lunawath.
Directorships	Director in 4 Companies and Partner/Designated Partner in 3 LLPs	Please refer corporate governance report annexed to this notice.
Committee Memberships	Nil	Please refer corporate governance report annexed to this notice.
Board Meetings attended From the date of appointment till AGM	NA	Please refer corporate governance report annexed to this notice.

Directors' Report

Your directors are pleased to present the Directors' Report of your Company together with the Audited Financial Statements and the Auditors' Report for the period ended 31st March 2026. The summarized financial results for the Financial Year are as under:

OPERATIONAL PERFORMANCE

During the financial year under review, your Company's key operational parameters as compared to the previous year, are summarised below:

Pre-Sales & Area sold

Pre-Sales Value for the year under review stood at ₹513.66 Crores, as against ₹400.80 Crores in the previous year, an increase of 28.16%, while Total Area Sold increased to 5,69,260.82 sq. ft., as against 3,30,378.00 sq. ft. in the previous year, an increase of 72.31%.

Collections

Collections during the year increased to ₹359.56 Crores, as against ₹241.77 Crores in the previous year, an increase of 48.72%, reflecting the Company's sustained focus on receivables management in tandem with its sales growth.

FINANCIAL PERFORMANCE

Standalone Financial Results

During the financial year under review, your Company delivered strong operational performance with sustained growth across key financial metrics:

• Revenue Performance:

Revenue from operations for the year stood at ₹30,671.12 Lakhs, as against ₹12,225.98 Lakhs in the previous year, representing an increase of 150.87%.

Other Income for the year was ₹1,210.68 Lakhs, as against ₹1600.73 Lakhs in the previous year, a decline of 24.37%, attributable primarily to lower interest income earned during the year.

• Profitability:

Consequently, Profit Before Tax for the year was ₹4,343.53 Lakhs, as against ₹3,469.22 Lakhs in the previous year, an increase of 25.20%.

After providing for interest, finance charges and depreciation, Profit After Tax for the year stood at ₹3,071.77 Lakhs, as against ₹2,545.70 Lakhs in the previous year, representing an increase of 20.66%.

Consolidated Financial Results

On a consolidated basis, your Company continued its growth trajectory and delivered remarkable results across all business segments:

• Revenue Performance

On a consolidated basis, revenue from operations for the year increased to ₹42,032.33 Lakhs, as against ₹20,643.59 Lakhs in the previous year, an increase of 103.61%.

Other Income on a consolidated basis was ₹1,137.40 Lakhs, as against ₹1,500.16 Lakhs in the previous year, a decline of 24.18%.

• Profitability:

Consolidated Profit Before Tax for the year stood at ₹8,240.86 Lakhs, as against ₹5,824.67 Lakhs in the previous year, an increase of 41.48%, while Consolidated Profit After Tax stood at ₹5,896.70 Lakhs, as against ₹4,270.14 Lakhs in the previous year, an increase of 38.09%.

Key Financial Highlights

The Board is pleased to report that the financial year 2025-26 was marked by the following trends:

- **Revenue Growth:** The Company recorded growth in revenue on both a standalone and consolidated basis, reflecting continued execution progress across its project pipeline.
- **Margin Improvement:** Enhanced profitability ratios demonstrating operational efficiency.
- **Sales Momentum:** Pre-Sales Value and Total Area Sold registered an increase during the year, accompanied by a corresponding increase in Collections.
- **Strategic Resilience:** Strong performance despite prevailing market challenges.
- **Portfolio Composition:** The Company's residential, commercial, senior housing and plotted development segments across its Chennai micro-markets continued to contribute to overall performance.

Your Directors are pleased to report that the Company has successfully capitalized on market opportunities while maintaining financial discipline, resulting in exceptional value creation for all stakeholders.

FINANCIAL PERFORMANCE

₹In Lakhs

Particulars	Standalone		Consolidated	
	2025-26	**2024-25**	**2025-26**	**2024-25**
Total income	31,882	13,827	43,170	22,144
Operating expenditure	25,071	8,704	32,283	14,207
Earnings before Interest, Depreciation & Amortization	**6,811**	**5,122**	**10,887**	**7,937**
Depreciation & amortization	21	13	122	51
Finance costs	2,447	1,640	2,513	2,095
Profit before share of profit of joint venture, exceptional items and tax	**4,344**	**3,469**	**8,253**	**5,790**
Share of profit/ (loss) of joint venture	-	-	(12)	35
Profit before exceptional item & tax	**4,344**	**3,469**	**8,241**	**5,825**
Exceptional items	-	-	-	-
Profit before tax	**4,344**	**3,469**	**8,241**	**5,825**
Tax expense				
Current tax (including tax for earlier years)	1,273	923	2,349	1,561
Deferred tax (credit)	(1)	1	(5)	(6)
Total tax expense	**1,272**	**924**	**2,344**	**1,555**
Profit for the year	**3,072**	**2,546**	**5,897**	**4,270**
Other comprehensive income	6	(2)	6	(2)
Total comprehensive income for the year/(loss)	**3,078**	**2,544**	**5,903**	**4,269**
Total comprehensive income/(loss) attributable to:				
Equity holders of the parent	3,078	2,544	5,903	4,269
Non-controlling interests	-	-	-	-

DIVIDEND

Despite your Company's strong operating performance and healthy profits for the financial year, the Board of Directors, after careful consideration, has decided not to recommend any dividend for the year ended 31st March 2026. This decision has been taken keeping in mind the need to conserve resources, strengthen the balance sheet, and provide greater financial flexibility to fund future growth opportunities and strategic initiatives. The Board believes that retaining the profits will help the Company to invest in expansion plans, technology upgrades, working capital, repayment of debts, and other corporate needs, thereby enhancing long-term shareholder value.

SHARE CAPITAL

During the year under review, there is no change in the Share Capital.

After the year end but before the report date, the Warrant Holders have exercised their option to convert all the 8,96,873 outstanding Convertible Warrants into equal number of fully paid-up· Equity Shares of ₹10/- each, by tendering the balance 75% consideration of ₹360/- per Warrant, aggregating to ₹32.29 Crore.

The Board of Directors, accordingly, allotted 2,45,000 Equity Shares on May 09, 2026 (by Circular Resolution) and 6,51,873 Equity Shares on May 15, 2026. Consequently, the paid-up Equity Share Capital of the Company has increased from ₹9,96,56,240/- (99,65,624 Equity Shares) as on March 31, 2026 to ₹10,86,24,970/- (1,08,62,497 Equity Shares of ₹10/- each) as on the date of this report.

RESERVES & SURPLUS

The Company has transferred net profit of INR 3071.77 Lakhs to retained earnings account for the financial year ending 31st March 2026.

SUBSIDIARIES & JOINT VENTURES/ ASSOCIATES

As on 31st March, 2026, your Company has Eleven (11) wholly owned subsidiaries and five (5) joint ventures.

The wholly owned subsidiaries are:

1. M/s. Arihant Griha Limited
2. M/s. Vaikunt Housing Limited
3. M/s. Varenya Constructions Limited
4. M/s. Transparent Heights Real Estate Limited
5. M/s. Escapade Real Estates Private Limited
6. M/s. Vihaana Realty Private Limited
7. M/s. Vinyasa Realty Private Limited
8. M/s. Verge Realty Private Limited
9. M/s. Arihant Spaces Private Limited (Previously known as Zenrai Developments Private Limited)
10. M/s. Ivorylane Realty LLP
11. M/s. Veridion Realty LLP

The joint venture entities are:

1. M/s. Kairav Developers Limited
2. M/s. Canopy Living LLP
3. M/s. Escapade Services LLP
4. M/s. Questiva Estates LLP
5. M/s. Vilaya Properties LLP

The financial highlights of the subsidiaries and the joint venture, as required under Section 129(3) of the Companies Act, 2013, are provided in Form AOC 1, annexed to this Report as **Annexure 1**.

RELATED PARTY TRANSACTIONS

All transactions with related parties were reviewed and approved by the Audit Committee and are in accordance with the policy on related party transactions and the related party framework, formulated and adopted by the Company.

All contracts/arrangements/transactions entered into by the Company during the year under review with related parties were in the ordinary course of business and on arm's length. All transactions entered into with related parties were approved by the Audit Committee of the Company. During the year under review, the Company had not entered into any contract/arrangement/transaction with related parties which could be considered material in accordance with the policy on related party transactions or which is required to be reported in Form No. AOC – 2 in terms of Section134(3)(h) read with Section 188 of the Act, and Rule 8(2) of the Companies (Accounts) Rules, 2014. Accordingly, there are no transactions that are required to be reported in Form No. AOC – 2. Transactions with related parties, as per requirements of Indian Accounting Standard 24 and Schedule V of SEBI Listing Regulations are disclosed in the notes of the financial statements respectively in the Annual Report. The form is enclosed as **Annexure -2** to this report.

The Board has approved a policy for related party transactions which has been uploaded on the Company's website. https://www.arihantspaces.com/investors.

MANAGEMENT DISCUSSION & ANALYSIS REPORT

In accordance with Regulation 34(2)(e) of the Listing Regulations, the Management Discussion and Analysis Report forms part of the **Corporate Overview section** and may be referred to on **Page 24 of this Annual Report.**

DEPOSITS

The Company has not accepted any deposits falling within the meaning of Section 73 or 74 of the Act read with the Companies (Acceptance of Deposits) Rules, 2014 during the financial year and as such, no amount on account of principal or interest on deposits from public was outstanding as on 31st March 2026.

REPORT ON CORPORATE GOVERNANCE

Your Company ensures good corporate governance by implementing and complying with the policies, standards set out by Securities and Exchange Board of India and other regulatory authorities. The requisite certificate issued by M/s. V Suresh Associates, Practicing Company Secretary, confirming compliance with the conditions of Corporate Governance as stipulated under Regulation 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, is attached to this Report as **Annexure 3**.

MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY

The following material change affecting the financial position of the Company has occurred between the end of the financial year ended 31st March 2026 and the date of signing of this Report:

Pursuant to the exercise of the conversion option by the Warrant Holders in respect of all the 8,96,873 outstanding Convertible Warrants, and upon receipt of the balance 75% consideration of ₹360/- per Warrant aggregating to ₹32.29 Crore, the Board of Directors allotted 2,45,000 Equity Shares of ₹10/- each on 09th May 2026 by Circular Resolution and 6,51,873 Equity Shares of ₹10/- each on 15th May 2026. The paid-up Equity Share Capital of the Company has consequently increased from ₹9,96,56,240/- (99,65,624 Equity Shares) as on 31st March 2026 to ₹10,86,24,970/- (1,08,62,497 Equity Shares of ₹10/- each) as on the date of this Report. The Equity Shares so allotted rank pari passu in all respects with the existing Equity Shares of the Company.

Save as aforesaid, there are no other material changes and commitments affecting the financial position of the Company.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

In terms of Section 134 of the Companies Act, 2013, the particulars of loans, guarantees and investments made by the Company under Section 186 of the Companies Act, 2013 are detailed in Notes to Accounts of the Financial Statements.

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

No application was made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the financial year 2025-26.

DISCLOSURE UNDER RULE 8(5)(XII) OF THE COMPANIES (ACCOUNTS) RULES, 2014

There was no instance of one-time settlement with any bank or financial institution.

TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND

There was no amount required to be transferred to Investor Education and Protection Fund during the year.

DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF DURING THE FINANCIAL YEAR

Not applicable during the financial year.

CHANGE IN NATURE OF BUSINESS

During the year under review, there has been no change in the Company's nature of business.

DIRECTORS

During the period the Composition of Directors the Company was in compliance with Section 149 of the Companies Act and Regulation 17 of the SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015.

A) Key Managerial Personnel

Pursuant to Section 2(51) and 203 of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the following are the Key Managerial Personnel of the Company:

Sl. No.	Name of the Directors	Designation
1.	Mr. Kamal Lunawath	Chairman & Managing Director
2.	Mr. Vimal Lunawath	Whole-time Director & Chief Financial Officer
3.	Mr. Bharatkumar Mangilal Jain	Whole-time Director
4.	Mr. Arun Rajan	Chief Executive Officer
5.	Ms. Mary Belinda Jyotsna	Company Secretary

B) Senior Management Personnel

Sl. No.	Name of the Directors	Designation
1.	Mr. Harish Marlecha	Head of Sales
2.	Mr. Abhishek Lunawath	Head of Business Development

The remuneration and other details of these Key Managerial Personnel for Financial Year 2025-26 are provided in the Annual Return which is available on the website of the Company.

C) Committees

(I) Audit Committee

The Audit Committee had a number of meetings, both formal and internal interactions, with the management team to review Accounts, Finances, Compliances and Risks, and in ensuring improved internal reporting, analyses and financial performances.

Given the increasing complexities presented by the new Companies Act and other Laws, the Audit Committee has also focused on Compliance and Governance to meet the needs of the present and the future. When necessary, external consultants have been brought in to support the Committee and the Management team.

We are happy to report to you that the governance of your Company is of a high order as a result. Further improvements are being implemented.

The Audit Committee composition under provisions of section 177 of the Act and as required under Reg. 18 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is depicted below:

Mr. Gunalan Vivekanand, Chairman of the Committee – I & NE

Mr. Prateek Khicha, Member of the Committee – I & NE

Ms. Shruti Suresh Kumar, Member of the Committee – I & NE

Ms. Mary Belinda Jyotsna, Secretary of the Committee.

Note: I - Independent, NE- Non-Executive, E- Executive

(II) Nomination and Remuneration Committee

The Nomination and Remuneration Committee has been active in its role as stipulated in Section 178 of the Companies Act 2013. The policy of remuneration for the Directors, KMPs and employees are stated elsewhere in the report.

The Nomination & Remuneration Committee consists of Mr. Gunalan Vivekanand, Chairman of the committee, Ms. Shruti Suresh Kumar, Independent Director and Mr. Prateek Khicha, Independent Director. The Company Secretary of the Company acts as the Secretary to the Committee.

The Committee is formed in accordance with Section 178 of the Companies Act, 2013. The Nomination and Remuneration Committee has coined a Remuneration Policy as under Reg. 19 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the purpose of determining the Remuneration to the Directors.

(III) Stakeholder Grievance Committee/Stakeholder Relationship Committee

The Stakeholder Grievance committee comprises of, Mr. Mr. Gunalan Vivekanand – Chairman of the committee, Mr. Kamal Lunawath, Managing Director and Mr. Prateek Khicha, Independent Director as the members of the committee. The Company Secretary of the Company acts as the Secretary to the Committee.

The Committee is formed in accordance with Section 178 of the Companies Act, 2013 to consider and resolve the grievances of security holders of the company.

D) Changes in Directors and Key Managerial Personnel

During the period under review, the following are the changes in directors and Key Managerial Personnel

Sl. No.	Name	Designation	Appointment/Cessation	Date
1	Mrs. Karan Bhasin	Independent Director	Cessation – Due to Retirement	01.07.2025

After the closure of financial year- Not Applicable

^ Chairperson of the Audit Committee, the Nomination and Remuneration Committee and the Stakeholders Relationship Committee up to the date of cessation.

E) Meetings of the Board and Committees

During the Financial Year 2025-26, the Board of Directors met Eleven (11) times and the details of the meetings of the Board and its Committees are given in the Corporate Governance Report **(Annexure 3)**. The gap intervening between two meetings was within the time prescribed under the Act and Listing Regulations.

Details of attendance of meetings of the Board, its Committees and the Annual General Meeting are included in the Report on Corporate Governance, which forms part of this Annual Report.

F) Declaration by Independent Directors

A declaration by the Independent Directors that they meet the criteria of independence as provided in sub-section (6) of Section 149 of the Companies Act, 2013 was taken on record by the Board in their meeting held on May 03, 2025. The terms and conditions of appointment of the Independent Directors are placed on the website of the Company https://www.arihantspaces.com/investors/.

The Company has also disclosed the Directors' familiarization program on its website https://www.arihantspaces.com/investors/.

The independent directors have met on July 01, 2025 and reviewed the performance of non-executive directors, chairman and executive directors and analyzed the flow of information to the Board. All the Independent directors were present at the meeting.

The Board also evaluated its own performance and that of its committees & Independent Directors.

NON-EXECUTIVE DIRECTORS' COMPENSATION AND DISCLOSURES

None of the Independent/ Non-Executive Directors have any pecuniary relationship or transactions with the Company which in the Judgment of the Board may affect the independence of the Directors.

CONSOLIDATED FINANCIAL STATEMENTS

In accordance with the Indian Accounting Standards (IND-AS) on consolidated financial statements read with Accounting Standard IND-AS-28 on investment in associates and on financial reporting of interest in Joint Venture, Auditors Report on the consolidated financial statements, audited consolidated Balance Sheet, Profit and Loss account and Cash flow statements are provided in the Annual Report.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN – EXCHANGE EARNINGS AND OUTGO

The company has taken necessary steps for conservation of energy and technology absorption.

There are no foreign – exchange earnings and outgo.

PARTICULARS OF EMPLOYEES

Disclosures pertaining to remuneration and other details as required 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 are set out in prescribed format and annexed herewith as **Annexure 7** to this Directors' Report along with the statement as required under Rule 5(2)&(3) ofthe Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014. Further, the Annual Report and the accounts are being sent to the Members excluding the aforesaid annexure. In terms of Section 136 of the Companies Act, 2013, the said annexure is open for inspection. Any shareholder interested in obtaining a copy of the same may write to the Company Secretary and the same will be provided free of cost to the shareholder.

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013. An Internal Complaints Committee (ICC) has been set up by your Company to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy.

During the year the Company has not received any complaint under Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013.

COMPLIANCE WITH MATERNITY BENEFIT ACT, 1961

The Company is compliant with the applicable provisions of the Maternity Benefit Act, 1961 and has policies, systems and processes in place to ensure ongoing compliance.

REMUNERATION POLICY OF THE COMPANY

The objective of the remuneration policy of the Company is to ensure that the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the company successfully; relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the company and its goals.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS

There are no significant and material orders passed by the Regulators or Courts or Tribunals which would impact the going concern status of the Company.

SECRETARIAL STANDARDS

The Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India.

PROHIBITION OF INSIDER TRADING

In terms of the provisions of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (PIT Regulations), the Company has adopted the revised "Code of Conduct to Regulate, Monitor and Report Trading by Insiders" ("the Code"). The Code is applicable to all Directors, Designated persons and connected Persons and their immediate relatives, who have access to unpublished price sensitive information relating to the Company. The Company has also formulated a 'Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information (UPSI)' in compliance with the PIT Regulations.

The aforesaid Codes are posted on the Company's website and can be accessed by using web link at: https://www.arihantspaces.com/investors/

STATEMENT REGARDING OPINION OF THE BOARD WITH REGARD TO INTEGRITY, EXPERTISE AND EXPERIENCE (INCLUDING THE PROFICIENCY) OF THE INDEPENDENT DIRECTORS APPOINTED DURING THE YEAR

In the opinion of the Board of Directors of the Company, Independent Directors on the Board of Company hold highest standards of integrity and are highly qualified, recognized and respected individuals in their respective fields. It's an optimum mix of expertise (including financial expertise), leadership and professionalism.

DIRECTORS RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statements in terms of Section 134(3)(c) of the Companies Act, 2013:

i. in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures.

ii. 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 and of the profit of the company for that period.

iii. The directors have taken proper and sufficient care to maintain adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities.

iv. the directors have prepared the annual accounts on a going concern basis.

v. that proper internal financial controls were in place and that the financial controls were adequate and were operating effectively.

vi. that systems to ensure compliance with the provisions of all applicable laws were in place and were adequate and operating effectively.

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

The Code of Conduct of the Company aims at ensuring consistent standards of conduct and ethical business practices across the Company. This Code is reviewed on an annual basis and the latest Code is available on the website of the Company at weblink https://www.arihantspaces.com/. Pursuant to the Listing Regulations, confirmation from the Managing Director and Chief Executive Officer regarding compliance with the Code by all the Directors and senior management of the Company is given in **Annexure I to the Corporate Governance.**

VIGIL MECHANISM/WHISTLE BLOWER MECHANISM

The Company has a vigil mechanism to deal with instances of fraud and mismanagement, if any. The details of the Policy are explained in the Corporate Governance Report and also posted on the website of the Company.

CORPORATE SOCIAL RESPONSIBILITY

In accordance with the provisions of Section 135 of the Companies Act, 2013, the Company falls within the purview of Corporate Social Responsibility (CSR) for the current financial year. However, since the CSR obligation of the Company is less than ₹50 lakhs, in terms of the applicable provisions, the constitution of a CSR Committee is not required. The functions of the CSR Committee are being discharged by the Board of Directors. The Company has in place a duly approved CSR Policy, which is available on the Company's website at: https://www.arihantspaces.com/.

In terms of Section 134 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, the Annual Report on the Corporate Social Responsibility activities of the Company is given in **Annexure 4** to this report.

STATEMENT PURSUANT TO LISTING REGULATIONS

Your Company's shares are listed with BSE Ltd. We have paid the respective annual listing fees and there are no arrears.

The Equity Shares of the Company, which are presently listed and traded only on BSE Limited has been "permitted to trade" and "admitted to dealings" on the platform of NSE w.e.f. April 20, 2026 under the symbol "ARIHANT". The said admission to dealings on the NSE has been initiated by the National Stock Exchange of India Limited as per the National Stock Exchange (Capital Market) Trading Regulations and "Permitted to Trade" frameworks. The Company has not filed any formal listing application with the NSE for this purpose, nor entered into a Listing Agreement with the NSE.

STATUTORY AUDITORS

The Company has appointed **M/s. B.P Jain & Co**, Chennai (Firm Regn. No. 007735S) in the 29th Annual General Meeting held on 30th September 2022 for a period of 5 years from the 29th annual general meeting until the conclusion of the 34th annual general meeting of the Company on such remuneration as may be fixed by the Board of Directors. In view of the amendment to the Companies Act, 2013 notified by the Ministry of Corporate Affairs dated 7th May 2018, no longer their appointment needs to be ratified by the Members of the company.

COST AUDITOR

Pursuant to the provisions of Section 148 of the Companies Act, 2013 read with the Companies (Cost Records and Audit) Rules, 2014, the maintenance of cost records is applicable to the Company. The Board of Directors, on the recommendation of the Audit Committee, has appointed **M/s. Ramachandran and Associates, Cost Accountants** (Firm Registration No. 000799), having their office at Chennai, as the Cost Auditors of the Company for the financial year 2026-2027 at a remuneration of ₹2,00,000, subject to ratification by the shareholders at the ensuing Annual General Meeting.

AUDITORS' REPORT

There are no qualifications or adverse remarks mentioned in the Auditors' report. The notes to accounts, forming part of financial statements, are self-explanatory and need no further clarification.

SECRETARIAL AUDITORS

Pursuant to provisions of Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, on the recommendation of the Board of Directors and the Audit Committee, the members in the 31st Annual General Meeting have appointed M**/s. V Suresh Associates, Practicing Company Secretaries** to undertake the secretarial audit of the Company for a term of 5 consecutive years, from the financial year ending March 31, 2026 till March 31, 2030. The Secretarial Audit Report for the Financial Year ended March 31, 2026 report is annexed as **Annexure 5** to this report.

REPLY TO SECRETARIAL AUDIT REPORT:

The Board of Directors' explanation for the observations made in the Secretarial Audit report is annexed in **Annexure 6**.

ADEQUACY OF INTERNAL AUDIT AND INTERNAL FINANCIAL CONTROL

The Company has in place adequate Internal Audit and Internal Financial Controls with reference to the financial statements, which is evaluated by the Audit Committee as per Part C of Schedule II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

Apart from Statutory Audit, your Company, in compliance with Section 138 of the Companies Act, 2013, had engaged **M/s N S Shastri & Co., Chartered Accountants, (Firm's Registration No.: 015093S)** as the Internal Auditors of the Company for the financial year 2025-26. Findings and observations of the Internal Auditors are discussed, and suitable corrective actions are taken as per the directions of the Audit Committee on an on-going basis to improve efficiency in operations.

The Company's internal control systems are well established and commensurate with the nature of its business and the size and complexities of operations and adequate with reference to the financial statements as envisaged under the Companies Act, 2013.

PERFORMANCE EVALUATION OF BOARD AND ITS COMMITTEES

Pursuant to the provisions of the Act and Listing Regulations and as per Guidance Note on Board Evaluation issued by SEBI on 5th January 2017, the Board has carried out annual performance evaluation of its own performance, the Directors individually as well as evaluation of the working of its committees at its meeting held on 01st July 2025. The Nomination and Remuneration Committee has defined the evaluation criteria for the performance evaluation of individual Directors, the Board and its Committees. The performance of the Board, its committees and individual Directors was evaluated by the Nomination and Remuneration Committee and Board after seeking input from all the respective Committee members and Directors.

RISK MANAGEMENT

Pursuant to Section 134(3)(n) of the Companies Act, 2013 and Regulation 21 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, The Company has a risk policy defining risk management governance model, risk assessment and prioritization process. The Risk Management Committee adopted a follow-up risk management framework to review and monitor the key risks and their mitigation measures periodically and provide an update to the Board on the Company's risks. The Audit Committee has additional oversight on financial risks and controls.

ANNUAL RETURN

The annual return of the Company has been uploaded in the web site and the same can be accessed through web site link https://www.arihantspaces.com/investors.

REPORTING OF FRAUD

The Auditors of the Company have not reported any fraud as specified under Section 143 (12) of the Companies Act, 2013.

PERSONNEL

The Board wishes to place on record its appreciation for all employees of the Company, for their wholehearted efforts and contribution to the performance and growth of the Company.

CAUTIONARY STATEMENT

The Annual Report including those which relate to the Directors' Report, Management Discussion and Analysis Report may contain certain statements on the Company's intent expectations or forecasts that appear to be forward-looking within the meaning of applicable securities laws and regulations while actual outcomes may differ materially from what is expressed herein. The Company bears no obligations to update any such forward-looking statement. Some of the factors that could affect the Company's performance could be the demand and supply for Company's product and services, changes in Government regulations, tax laws, forex volatility etc.

ACKNOWLEDGEMENTS

Your directors place on records their gratitude for the support and co-operation received from CMDA, Corporation of Chennai, various statutory bodies of the Government of India, Banks and Financial Institutions, Customers, Suppliers and Shareholders and for their continued support. The Board also wishes to place its sincere appreciation to the dedicated and committed team of employees.

Annexures forming part of this Directors' Report

The following annexures referred in this report and other information which are required to be disclosed are attached and forms an Integral part of this Directors' report:

i) Annexure 1 - Form AOC - 1

ii) Annexure 2 - Form AOC – 2

iii) Annexure 3 - Report on Corporate Governance

iv) Annexure 4 - Corporate Social Responsibility Report

v) Annexure 5 - Secretarial Auditor Report

vi) Annexure 6 - Reply to Secretarial Report

vii) Annexure 7 - Information required under Section 197 of the Companies Act, 2013 and rules made there-under in respect of Employees of the Company

For and on behalf of the Board of Directors
ARIHANT FOUNDATIONS & HOUSING LIMITED

	KAMAL LUNAWATH	**VIMAL LUNAWATH**
Place: Chennai	Managing Director	Whole-time Director
Date: 29.05.2026	DIN: 00087324	DIN: 00586269

Annexure 1

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014) Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

PART "A": SUBSIDIARIES

Subsidiaries

Sl. No.	Particulars	Details										
	Name of the Subsidiary	Arihant Griha Limited	Varenya Constructions Limited	Vaikunt Housing Ltd	Transparent Heights Real Estate Ltd	Verge Realty Private Ltd	Escapade Real Estate Private Ltd	Vihaana Realty Private Limited	Vinyasa Realty Private Limited	Arihant Spaces Private Limited (Formerly known as Zendrai Developments Private Limited)	Ivorylane Realty LLP	Veridion Realty LLP
1	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026	01-04-2025 to 31-03-2026
2	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	INR	INR	INR	INR	INR	INR	INR	INR	INR	INR	INR
3	Share capital	5,00,000	5,00,000	5,00,000	5,00,000	1,00,000	1,65,00,000	1,00,000	1,00,000	10,000	1,00,000.00	1,00,000.00
4	Reserves & surplus	1,32,58,661.00	-22,34,51,749.98	-5,72,194.00	-2,59,344	14,37,28,390.00	61,42,91,901.00	3,11,064.00	9,11,60,884.00	-1,67,555.20	-52,090.00	-23,000.00
5	Total assets	9,55,35,477.08	27,28,97,126.00	1,66,51,197.53	1,43,49,413.10	28,08,56,632.00	82,42,16,309.00	61,93,03,296.58	1,13,31,51,042.72	87,100.00	75,25,946.06	97,000.00
6	Total Liabilities	8,17,76,815.51	49,58,48,876.00	1,67,23,391.83	1,41,08,756.08	13,70,28,242.00	19,34,24,406.00	61,88,92,232.87	1,04,18,90,158.44	2,44,655.20	74,78,036.06	20,000.00
7	Investments	-	13,20,00,000	-	-	-	23,80,00,000`.00	-	-	-	-	-
8	Turnover	88,87,877.00	11,71,160.00	6,56,719.00	12,77,167.00	34,15,00,000.00	31,48,68,691.00	5,68,884.00	480,000,000.00	-	-	-
9	Profit before taxation	13,71,623.80	-1,38,13,748.00	1,88,947.83	8,75,300.40	4,51,16,000.00	23,54,35,070.50	4,87,737.00	12,32,60,467.09	-1,67,555.20	-52,090.00	-21,500.00
10	Provision for taxation	(1,05,270.31)	-	-49,126.00	-2,27,578.00	-1,43,51,535	-6,07,81,178	-1,26,811.51	-3,20,47,721.44	0	-	-
11	Profit after taxation	12,66,353.49	-1,38,13,748.00	1,32,615.83	6,47,722.30	3,07,64,465.00	17,46,53,893.00	3,60,925.07	9,12,12,745.65	-1,67,555.20	-52,090.00	-21,500.00
12	Proposed Dividend	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
13	% of shareholding	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	50%

PART "B": ASSOCIATES AND JOINT VENTURES

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Name of associates/ Joint Ventures	Kairav developers Limited	Canopy Living LLP	Escapade Services LLP	Questiva Estates LLP	Vilaya Properties LLP
1. Latest audited Balance Sheet Date	31.03.2026	31.03.2026	31.03.2026	31.03.2026	31.03.2026
2. Shares of Associate/Joint Ventures held by the company on the year end					
No. of shares	25,000	NA	NA	NA	NA
Amount of Investment in Associates/Joint Venture	2,50,000.00	10,000.00	5,00,000.00	1,00,000.00	4,00,000.00
Extend of Holding%	50	50	50	50	50
3. Description of how there is significant influence	By Virtue of shareholding	By virtue of capital contribution	By virtue of capital contribution	By virtue of capital contribution	By virtue of capital contribution
4. Reason why the associate/joint venture is not consolidated	The arrangement is classified as a joint operation under Ind AS 111. Accordingly, the Company recognizes its assets, liabilities, revenue and expenses on a line-by-line basis.	The joint venture is included in the Consolidated Financial Statements under the equity method as required by paragraph 24 of Ind AS 111 read with paragraph 16 of Ind AS 28, and is therefore not aggregated line-by-line			
5. Net worth attributable to shareholding as per latest audited Balance Sheet	3,13,23,759.65	1,78,74,76,000	67,68,32,000	(27,30,000)	65,96,000
6. Profit/Loss for the year					
i. Considered in Consolidation	(25,95,237)	(8,24,000)	(1,63,500)	4,12,500	(94,500)
ii. Not Considered in Consolidation	(25,95,237)	(8,24,000)	(1,63,500)	4,12,500	(94,500)

Note:

1. Names of associates or joint ventures which are yet to commence operations. **NIL**
2. Names of associates or joint ventures which have been liquidated or sold during the year. **NIL**

For and on behalf of the Board of Directors
ARIHANT FOUNDATIONS & HOUSING LIMITED

KAMAL LUNAWATH
Managing Director
DIN: 00087324

VIMAL LUNAWATH
Whole-time Director
DIN: 00586269

Place: Chennai
Date: 29.05.2026

Annexure 2

FORM AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

A. DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS

Arihant Foundations & Housing Limited (the Company) has not entered into any contact/arrangement/transaction with its related parties which is not in ordinary course of business or at arm's length during financial year 2025-26. The Company has laid down policies and processes/procedures so as to ensure compliance to the subject section in the Companies Act 2013 (Act) and the corresponding Rules. In addition, the same is reviewed by the Audit Committee.

(a) Name(s) of the related party and nature of relationship: Not Applicable

(b) Nature of contracts/arrangements/transactions: Not Applicable

(c) Duration of the contracts/arrangements/transactions: Not Applicable

(d) Salient terms of the contracts or arrangements or transactions including the value, if any: Not Applicable

(e) Justification for entering into such contracts or arrangements or transactions: Not Applicable

(f) Date(s) of approval by the Board: Not Applicable

(g) Amount paid as advances, if any: Not Applicable

(h) Date on which the special resolution was passed in general meeting as required under the first proviso to Section 188: Not Applicable

B. DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENT OR TRANSACTIONS AT ARM'S LENGTH BASIS

II. Details of Material Contracts or Arrangements or Transactions at Arm's Length Basis

S. No.	Name of Related Party & Nature of Relationship	Nature of Contracts/ Arrangements/ Transactions	Duration	Salient Terms (Including Value)	Date of Board Approval	Amount Paid as Advances
Not Applicable						

For and on behalf of the Board of Directors
ARIHANT FOUNDATIONS & HOUSING LIMITED

Place: Chennai
Date: 29-05-2026

KAMAL LUNAWATH
Managing Director
DIN: 00087324

VIMAL LUNAWATH
Whole-time Director
DIN: 00586269

Annexure 3

REPORT ON CORPORATE GOVERNANCE

(As required under Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

Your Company has always focused on the highest levels of fairness, transparency, accountability, ethics and values in all facets of its operations and always adhered to the law in force in the Country. Your Company ensures timely and accurate disclosure on all material matters including the financial situation, performance and regulatory requirements. At Arihant, we constantly promote and enhance the customers' satisfaction and stakeholders' legitimate interests.

The elements of Corporate Governance are transparency, accountability, responsibility, compliance, ethics, values, and trust. The basic philosophy of Corporate Governance in the Company is to achieve business excellence and dedicate itself for increasing long-term shareholder value, keeping in mind the needs and interests of all its Stakeholders. We are committed to meet the aspirations of all our Stakeholders. Corporate Governance encompasses a set of systems and practices to ensure that the Company's affairs are being managed in a manner which ensures accountability, transparency, and fairness in all transactions in the widest sense. The objective is to meet Stakeholders' aspirations and societal expectations. Good governance practices stem from the dynamic culture and positive mindset of the organization.

At Arihant, we believe that delivering on promises through a foundation of honesty, built on transparency, finished with integrity is essential for achieving long-term corporate goals of the Company and for meeting the needs and aspirations of its stakeholders, including shareholder.

2. BOARD OF DIRECTORS

(I) Composition of Board

The Directors of the Company possess the highest personal and professional ethics, integrity and values and are committed to representing the long-term interests of the Stakeholders. The basic responsibility of the Board is to provide effective governance over the Company's affairs, exercising its reasonable business judgment on behalf of the Company.

The Board has an optimum combination of Executive, Non-Executive and Independent Directors including women Director, which ensures proper governance and management. The Chairman of the Board is the Promoter & Managing Director as at 31st March 2026.

The Board of Directors of Arihant Foundations & Housing Limited constituted three Executive Directors and three non- Executive Directors as on 31.03.2026.

The Board reviews and approves strategy and oversees the performance to ensure that the long-term objective of enhancing Stakeholders' value is achieved.

The breakup of the total composition of the Board as on 31.03.2026 is as follows:

Sl. No.	Name of the Directors	Designation	Executive/non-executive/Independent
1.	Mr. Kamal Lunawath*	Chairman & Managing Director	Executive
2.	Mr. Vimal Lunawath*	Whole time Director & Chief Financial Officer	Executive
3.	Mr. Bharatkumar Mangilal Jain	Whole time Director	Executive
4.	Mr. Prateek Khicha	Director	Non-Executive & Independent
5.	Mr. Gunalan Vivekanand	Director	Non-Executive & Independent
6.	Ms. Shruti Suresh Kumar	Director	Non-Executive & Independent

*Represents Promoter Group

Disclosure of relationship between directors inter-se:

Mr. Kamal Lunawath and Mr. Vimal Lunawath are Siblings. No other directors are related.

(II) Number of Meeting & Attendance of Each Director at the Board Meetings and the Last Agm and Details of Other Directorships as on 31.03.2026.

During the Financial Year from 01.04.2024 to 31.03.2026, 11 (Eleven) Board meetings were held on 03-05-2025, 30-05-2025, 01-07-2025, 14-08-2025, 28-08-2025, 16-09-2025, 14-11-2025, 28-11-2025, 14-02-2026, 19-02-2026, and 11-03-2026.

The details of attendance of each Director at the Board Meetings held during the Year under review and the last Annual General Meeting (AGM) along with the number of Companies and Committees where she/he is a director/Member/Chairman and the relationship between the Directors inter-se, as on March 31, 2026, are given below:

Sl. No.	Name of the Directors	No. of Board meetings attended during 2025-26		Whether Attended last A.G.M	No. of Directorship held in other Public Limited Companies	Mandatory Committee Details including the Company*	
		Held	Attended			Membership	Chairmanship
1.	Mr. Kamal Lunawath	11	11	Yes	5	2	--
2.	Mr. Vimal Lunawath	11	11	Yes	4	--	--
3.	Mr. Bharatkumar Mangilal Jain	11	11	Yes	2	--	--
4.	Mr. Prateek Khicha	11	11	Yes	--	3	--
5.	Mr. Gunalan Vivekanand	11	11	Yes	--	--	3
6.	Ms. Shruti Suresh Kumar	11	11	Yes	--	3	--

*Covers only the membership/chairmanship in Audit Committee and Stakeholders Relationship Committee.

Name of other listed companies in which Director of the Company is Director and their category:

None of the Directors are Directors in any other listed Company.

Disclosure of Director's Interests in transaction with the Company:

None of the Non-executive Directors had any pecuniary relationship or transaction with the Company pursuant to the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 other than that of sitting fees.

Except sitting fees, no Director has been paid any remuneration as the Director of the Company except the Executive Directors who were being paid remuneration for acting as Managing Director or Whole-time Director of the Company.

Confirmation of Independence of Independent Directors:

The Board is of the opinion that the Independent Directors fulfil the conditions specified in the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 and that they are independent of the management.

Minimum Information to be placed before the Board.

All the minimum information under Part A of Schedule II pursuant to Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) to the extent applicable to the Company were placed before the Board.

(III) Remuneration of Directors

The remuneration paid to the Managing Director/Whole-time Directors is within the ceiling as per the resolution approved by the shareholders/prescribed under the Schedule V to the Companies Act, 2013 and their terms of appointment are displayed at the company's website https://www.arihantspaces.com/investors/code-of-conduct/

Details of remuneration paid to the Managing Director/Whole-time Directors during the year ended 31/03/2026 are:

Name	Position	Salary ₹(Annual)	Commission ₹	Contribution to P.F. and other Fund ₹	Perquisites ₹	Incentives & Bonus In ₹
Kamal Lunawath	Managing Director	96,00,000	Nil	Nil	Nil	Nil
Vimal Lunawath	Whole Time Director	96,00,000	Nil	Nil	Nil	Nil
Bharatkumar Mangilal Jain	Whole Time Director	21,00,000	Nil	Nil	Nil	Nil
Mary Belinda Jyotsna	Company Secretary	3,80,000	Nil	Nil	Nil	Nil

Sitting fees is payable to the Non-Executive Directors for attending Board/ eligible Committee meetings. The sitting fees paid to the Non-Executive Directors are as under:

Name of the Director	Sitting Fees Paid (₹)
Mr. Prateek Khicha	50,000
Mr. Karan Bhasin	10,000
Mr. Gunalan Vivekanand	50,000
Ms. Shruti Suresh Kumar	50,000

(IV) Details of Shares held by Non-Executive Directors:

Name of the Director	Number of Shares held
Mr. Prateek Khicha	Nil
Mr. Karan Bhasin	Nil
Mr. Gunalan Vivekanand	Nil
Ms. Shruti Suresh Kumar	Nil

No remuneration was paid to Non – executive and Independent Directors except sitting fees.

Notes: (i) There are no stock options and severance fees.

No Notice period is specified for Directors' resignation/termination

COMMITTEES OF THE BOARD OF DIRECTORS

S. No.	Name of the Director	Audit Committee	Nomination and Remuneration Committee	Stakeholders' Relationship Committee
1	Mr. Kamal Lunawath	-	-	-
2	Mr. Vimal Lunawath	-	-	-
3	Mr. Bharatkumar Mangilal Jain	-	-	-
4	Mr. Prateek Khicha	M	M	M
5	Mr. Gunalan Vivekanand	C	C	C
6	Ms. Shruti Suresh Kumar	M	M	M

M - Member C - Chairman

3. AUDIT COMMITTEE

(I) No. of meetings and attendance:

There were five (5) meetings held during the year 2025-26 (from 01.04.2025 to 31.03.2026) on 15-05-2025, 30-05-2025, 14-08-2025, 14-11-2025, 14-02-2026. The said meeting was attended by all the members.

(II) Brief description of terms of reference:

The Audit committee acts in accordance with the duties specified under section 177(4) of the Act and as required under Reg. 18 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Audit committee reviews information as per the role stated in the Listing Regulations and the broad role of the said Committee is to review:

i. financial reporting process;

ii. adequacy of internal control systems;

iii. the financial statements for approval of the Board;

iv. the performance of statutory and internal auditors;

v. review as per mandatory requirement stated in the Listing Regulations.

4. NOMINATION AND REMUNERATION COMMITTEE

During the financial year 2025-26 (from 01.04.2025 to 31.03.2026), 1 (one) meeting of Nomination and Remuneration Committee was held on 01st July 2025. The said meeting was attended by all the members.

The Committee is formed in accordance with Section 178 of the Companies Act, 2013. The Nomination and Remuneration Committee has coined a Remuneration Policy as under Reg. 19 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the purpose of determining the Remuneration to the Directors. The Committee assists the Board in establishing remuneration policies and practices broadly relating to:

i. Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;

ii. Formulation of criteria for evaluation of Independent Directors and the Board;

iii. To identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down and to recommend to the Board their appointment and/or removal;

iv. To carry out any other function as is mandated by the Board from time to time and/or enforced by any statutory notification, amendment or modification, as may be applicable;

v. To perform such other functions as may be necessary or appropriate for the performance of its duties.

5. STAKEHOLDER GRIEVANCE COMMITTEE/ STAKEHOLDER RELATIONSHIP COMMITTEE

The Committee is formed in accordance with Section 178 of the Companies Act, 2013 to consider and resolve the grievances of security holders of the company. The Committee's main focus is on the basic rights of the shareholders including transmission/ transposition of shares, issue of duplicate/split certificates, sub division/consolidation of shares, consolidation of folios, dematerialization/rematerialization of shares, change of address, non-receipt of the dividend, non-receipt of the share certificates and such other issues relating to investor relations.

During the financial year 2025-26 (from 01.04.2025 to 31.03.2026), 2 (Two) meetings of Share transfer and Shareholders/Investors Grievance Committee were held on 08-09-2025, 28-11-2025. The said meeting was attended by all the members.

a) Ms. Mary Belinda Jyotsna, Company Secretary, is the Compliance Officer.

b) No. of shareholders' complaints received during the period 01.04.2025 to 31.03.2026: **Nil**

c) No. of complaints not solved to the satisfaction of the Shareholders: **Nil**

d) No. of pending complaints as on 31.03.2026: **Nil**

6. SENIOR MANAGEMENT

Particulars of senior management including the changes therein since the close of the previous financial year. – There is no such instance during the year

7. FAMILIARIZATION PROGRAMS FOR DIRECTORS

A familiarization program is made available to Directors through various reports, codes and internal policies with a view to update them on the company's policies and procedures on a regular basis. The details of the familiarization program carried out for the financial year 2025-26 have been hosted on the website https://www.arihantspaces.com/investors/

8. POLICY ON MATERIAL SUBSIDIARY

The details of the policy have been disclosed on the company's website https://www.arihantspaces.com/investors/.

9. POLICY ON RELATED PARTY TRANSACTIONS & POLICY ON DETERMINATION OF MATERIALITY OF AN EVENT

The policies have been disclosed on the company's website https://www.arihantspaces.com/investors/.

10. POLICY FOR SELECTION AND APPOINTMENT OF DIRECTORS AND THEIR REMUNERATION

The Nomination and Remuneration (N&R) Committee has adopted a Charter which, inter alia, deals with the manner of selection of Board of Directors and Managing Director and their remuneration. This Policy is accordingly derived from the said Charter. https://www.arihantspaces.com/investors/code-of-conduct/

11. VIGIL MECHANISM/WHISTLE BLOWER MECHANISM

Employees are asked to report any practices or actions believed to be inappropriate and against the interests of the Company or its code of conduct adopted or any other illegal acts to their immediate Manager. Report of violation may also be made directly to the Chief Executive Officer. Where appropriate, complaints may be made on a confidential basis to the Chairman of the Audit Committee/ Board. The contact details are made available on the Company's website/ Notice Board. All complaints received will be properly investigated by the recipients and report the outcome to the Audit Committee in sealed cover for appropriate action. The Company prohibits retaliation against any employee for such complaints made in good faith, while it also protects the rights of the incriminated person. No complaint has been registered during 2025-26. No personnel have been denied access to the Committee/ Mechanism. The policy of the Company can be found at the web link https://www.arihantspaces.com/investors/.

12. KEY BOARD QUALIFICATIONS, EXPERTISE AND ATTRIBUTES

In accordance with Clause C (h)(i) and (ii) of Schedule V read with Regulations 34(3) and 53 (f) of SEBI (LODR) Regulations 2015, the Board of Directors have identified the following Core Skills/ Expertise/Competencies, required for Board Members in the context of Company's business and sectors, to function effectively.

The Board of the Company comprises qualified members who bring in the required skills, expertise and competence that allows them to make effective contribution to the Board and its Committees. The members of the Board are committed to ensure that the Board is in compliance with the highest standards of corporate governance.

The below table summarizes the key qualifications, skills, expertise and attributes considered while nominating a candidate to serve on the Board:

Board Qualification Indicators	
Real Estate	Being a director in a Real Estate based Company, proficiency in complex Real Estate laws, negotiation, Customer development etc., are key to develop a team.
Business Operations	Vast experience in driving business success across the country with an understanding of diverse business environments, economic conditions, cultures, and regulatory frameworks and have a broad perspective on market opportunities.
Leadership	Leadership experience in a significant enterprise with a practical understanding of organizations, processes, strategic planning and risk management. Demonstrated strengths in developing talent, succession planning and driving change and long-term growth.
Technology	A significant background in technology resulting in knowledge of how to anticipate technological trends, generate disruptive innovation and extend or create new business models.
Board Governance	Service on the Board of the public Company to develop insights about maintaining board and management accountability, protecting shareholder interests, and observing appropriate governance practices.
Sales and Marketing	Experience in developing strategies to grow sales and market share, build brand awareness and equity and enhance Company reputation.
Finance	Being a Director in Real Estate Company, proficiency in complex financial management, capital allocation and financial reporting processes are must.

The list of core skills/ expertise/ competencies identified by the board of directors as required in the context of its business(es) and sector(s) for it to function effectively and those actually available with the board.

	Kamal Lunawath	Vimal Lunawath	Bharatkumar Magilal Jain	Prateek Khicha	Gunalan Vivekanand	Shruti Suresh Kumar
Designation	Promotor, Executive Director and Managing Director	Promotor, executive Director	Executive Director	Non- executive Independent Director	Non- executive Independent Director	Non- executive Independent Director
Industry Experience	√	√	√	√	√	√
General Management skills	√	√	√	√	√	√
Leadership Skills	√	√	√	√	√	√
Problem Solving/Decision Making	√	√	√	√	√	√
Relationship Building	√	√	√	√	√	√
Communication Skills	√	√	√	√	√	√
Planning & Strategy Development	√	√	√	√	√	√

13. PREVENTION OF TRADING CODE

The Company has adopted the revised Code of Conduct for Prevention of Insider Trading, in accordance with SEBI (Prohibition of Insider Trading) Regulations, 2015, as amended from time to time and the same has been uploaded in the website of the Company.

All the Promoters, Directors, designated employees, connected persons who could have access to the unpublished price sensitive information of the Company are governed by this code. The trading window shall be closed from the end of every quarter till 48 hours after the declaration of financial results & in case of any other events.

14. GENERAL BODY MEETINGS

a) Location and time where last three Annual General Meeting (AGMs) were held:

A.G.M	Date	Time	Venue
30th AGM	29.09.2023	09.00 AM	Through Video Conferencing (VC)/Other Audio-Visual Means (“OAVM”).
31st AGM	30.09.2024	10.00 AM	Through Video Conferencing (VC)/Other Audio-Visual Means (“OAVM”).
32nd AGM	30.09.2025	09.00 AM	Through Video Conferencing (VC)/Other Audio-Visual Means (“OAVM”).

b) Whether any special resolutions passed in the previous 3 AGMs: **Yes**

c) Whether any special resolutions passed last year through postal ballot: **No**

d) No resolution is proposed to be conducted through postal ballot: **NA**

15. DISCLOSURES

a) The Company's internal Audit is done by a firm of Chartered Accountants. The reports submitted by the Internal Auditors on the operations and financial transactions and the Action Taken Report on the same are placed before the Audit Committee, apart from the Statutory Auditors and the Senior Management of the Company. The Board has the policy of reviewing the non-compliance reported, if any.

b) During the year, the material significant transactions with the Directors or their relatives or the other related parties did not have any potential conflict with the interests of the Company. All details relating to financial and commercial transactions where Directors may have a potential interest are provided to the Board, and the interested Directors neither participate in the discussion, nor do they vote on such matters.

c) There were no instances of material non-compliance and no penalties or structures on the Company imposed by Stock Exchanges, SEBI or statutory authorities on any matter related to Capital Market during last three years/period. - Except as mentioned in the Secretarial audit report.

16. MEANS OF COMMUNICATION

The Company has promptly reported all material information including quarterly, Half yearly and Annual financial results and press releases to the Stock Exchanges where the Company's securities are listed. The quarterly results were communicated to the shareholders by way of advertisement in an English National Newspaper, normally in The Business Standard or Financial Express and in a vernacular language newspaper, normally in the Makkal Kural, Tamil edition. The results and other updates are displayed on the company's website https://www.arihantspaces.com.

17. CODE OF CONDUCT

The Company has laid down the Code of Conduct for all Board members and senior management of the Company, which is available on the Company's Website https://www.arihantspaces.com/investors/code-of-conduct/

All Board members and Senior Management of the Company have affirmed compliance with their Code of Conduct for the financial year ended March 31, 2026. The Managing Director &

Chief Executive Officer has also confirmed and certified the same. The certification is annexed as **Annexure I to Corporate Governance** at the end of this Report.

18. RISK MANAGEMENT

The Company has adopted well laid down procedures to inform Board members about the risk assessment and adopted.

19. CEO/CFO CERTIFICATION

Appropriate certification as required under Reg. 17(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Mr. Arun Rajan, Chief Executive Officer and Mr. Vimal Lunawath, Chief Financial Officer, have certified to the Board regarding Financial Statements for the year ended 31st March 2026 which is attached as **Annexure II to Corporate Governance.**

20. DETAILS OF TRANSFER OF UNPAID DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND

Financial Year	Date of declaration of dividend	Due date for transfer to IEPF
2023-24	30-09-2024	04-10-2031

21. AFFIRMATION

The provisions of Reg. 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Reg. 46 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, wherever applicable to the company, are fully complied with. All the mandatory requirements of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are disclosed in this report.

Further the company adopted the following discretionary requirements under Reg. 27(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

A. The Board

No separate office is maintained by the present Chairman/ Managing Director.

B. Modified opinion(s) in audit report

There are no modified opinions in the consolidated audit report is annexed along with the financial statements.

C. Separate Posts of Chairperson and Chief Executive Officer

Separate persons occupied the position of Chairperson and Chief Executive Officer during the financial year.

D. Reporting of internal auditor

The Internal Auditors directly report to the Audit Committee

22. GENERAL SHAREHOLDER INFORMATION

I.	Number of Annual General Meeting Venue Date & Time	:	33rd e-Annual General Meeting 30th September 2026, 09:00 AM IST The MCA vide its relevant circulars, has permitted the holding of the AGM through VC/OAVM, without the physical presence of the Members at a common venue. In compliance with the provisions of the Act and MCA Circulars, the AGM of the Company is being held through VC/OAVM. (For details please refer to the AGM Notice.)			
II.	Financial Calendar	:	Financial Year 01st April 2025 to 31st March 2026			
			Financial reporting 2025-26	**From**	**To**	**Date**
			1st quarter	April	June	On or before August 14, 2026
			2nd quarter	July	September	On or before November 14, 2026
			3rd quarter	October	December	On or before February 14, 2027
			4th quarter	January	March	On or before May 30, 2027
			Annual General Meeting	April 2026	March 2026	On or before September 30, 2027
III.	Book Closure date	:	Nil			
IV.	Dividend Payment Date	:	NA			
V.	Listing on Stock Exchanges	:	Bombay Stock Exchange Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai-400001. Website: www.bseindia.com			
VI.	Listing Fees	:	Paid as per the Listing agreement.			
VII.	Stock code/Symbol	:	531381			

22. GENERAL SHAREHOLDER INFORMATION (Contd.)

VIII.	Name as per BSE Limited	:	Arihant Foundations & Housing Limited
XI.	ISIN for dematerialised shares	:	INE413D01011
X.	Registrar & Share Transfer Agent	:	Cameo Corporate Services Ltd "Subramanian Building", No. 1 Club House Road , Chennai- 600 002
XI.	Compliance Officer	:	Ms. Mary Belinda Jyotsna, Company Secretary Arihant Foundations & Housing Limited No. 3 Ganapathy Colony, 3rd Street, Teynampet Chennai- 600 018
XII.	Share Transfer System	:	The Company's shares are traded in the Stock Exchanges which are compulsorily in demat mode. Shares sent for physical transfer are registered promptly within 15 days from the date of receipt of completed and validly executed documents.
XIII.	Dematerialisation of Shares and liquidity	:	The dematerialization facility exists with both the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) for the convenience of shareholders. As on 31.03.2026, 98,11,449 shares have been dematerialized, representing 98.45 % of the Subscribed capital. The Company's shares are actively traded shares on BSE.
XIV.	Plant Location	:	Since the nature of business of the Company is construction. The company has sites and projects at various places in urban and sub-urban areas. The place of operations are available at https://www.arihantspaces.com/.

i. Distribution of Shareholding as on 31.03.2026

Share or Debenture holding in	Share holders		Share Holders amount	
Amount(₹)	Number	% of total	Amount	% of total
10 - 5000	2865	86.8708	1774390	1.7805
5001 -10000	146	4.2450	1039930	1.0435
10001- 20000	90	2.7289	1349840	1.3545
20001 - 30000	45	1.3645	1113740	1.1176
30001 - 40000	18	0.5458	644140	0.6464
40001 - 50000	25	0.7580	1147820	1.1518
50001- 100000	38	1.1522	2855170	2.8650
100001 - Above	77	2.3347	89731210	90.0407
Total	**3298**	**100**	**99656240**	**100**

ii. Reconciliation of Share Capital Audit Report

As stipulated by the Securities and Exchange Board of India, a qualified Practicing Company Secretary carries out the share capital audit to reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) and the total issued and listed capital. This audit is carried out every quarter and the report thereon is submitted to the Stock Exchanges and is also placed before the Board of Directors. The audit, interalia, confirms that the total listed and paid-up capital of the Company is in agreement with the aggregate of the total number of shares in dematerialized form held with NSDL, CDSL and total number of shares in physical form.

iii. Outstanding GDR s/ADR s/warrants or any convertible instruments, conversion date and likely impact on equity as on 31st March 2026.

Outstanding Warrants

Particulars	Details
No. of warrants issued	8,96,873*
Date of allotment	November 16, 2024
Exercise price per warrant	480
Amount received upfront (25%)	10,76,24,760
Balance receivable on conversion	32,28,74,280
Conversion period	Within 18 months from date of allotment
Last date for conversion	May 15, 2026

*All 8,96,873 Convertible Warrants were converted into an equal number of Equity Shares of ₹10/- each, allotted on 09th May 2026 (2,45,000 shares, by Circular Resolution) and 15th May 2026 (6,51,873 shares); no Warrants are outstanding as on the date of this Report.

23. REMUNERATION PAID TO STATUTORY AUDITORS

Total fees for all services paid by the Company on a consolidated basis, to the statutory auditor and all entities in the network firm/ network entity of which the statutory auditor is a part.

The details of total fees paid to M/s. B.P Jain & Co, Chartered Accountants, Statutory Auditors during the financial year 2025-26 for all services rendered by them is given below:

Particulars	Amount (in lakhs)
Audit fees	6.00
Total	**6.00**

24. COMPLIANCE CERTIFICATE FROM PRACTICING COMPANY SECRETARY REGARDING COMPLIANCE OF CORPORATE GOVERNANCE

A compliance certificate regarding compliance of Corporate Governance has been obtained from M/s. V Suresh Associates, Practising Company Secretaries and the Certificate is annexed as **"Annexure III to Corporate Governance"**.

25. CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

The certificate from M/s. V Suresh Associates, Practising Company Secretaries has been obtained by the Company 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 Securities and Exchange Board of India/Ministry of Corporate Affairs or any such statutory authority. The Certification of Secretatial Auditor is annexed as **"Annexure IV to Corporate Governance"**.

26. DETAILS OF MATERIAL SUBSIDIARIES OF THE LISTED ENTITY; INCLUDING THE DATE AND PLACE OF INCORPORATION AND THE NAME AND DATE OF APPOINTMENT OF THE STATUTORY AUDITORS OF SUCH SUBSIDIARIES

S.No.	Name of the Material Subsidiaries	Date of Incorporation	Place of Incorporation	Appointment of the statutory auditors of such subsidiaries
1	Escapade Real Estate Private Limited	23rd December, 2019	Chennai	30/11/2021
2	Verge Realty Private Limited	03rd February, 2007	Chennai	30/11/2021
3	Vinyasa Realty Private Limited	10th July, 2023	Chennai	31/12/2024

Address for correspondence

For matters relating to Company's shares:

Cameo Corporate Services Limited. Subramanian Building,
No.1, Club House Road, Anna Salai, Chennai-2.
Ph: 28460390.

For other matters:

Registered& Corporate Office:

New No.3 (Old No.25), Ganapathy Colony, 3rd Street,
Off. Cenotaph Road, Teynampet, Chennai- 600018
Email: investors@arihants.co.in

Equity Shares in Suspense Account

As per Regulation 39(4) read with Schedule VI of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company reports the following details in respect of Equity Shares lying in the "Unclaimed Suspense Account" and Suspense Escrow Demat Account:

Particulars	Number of Shareholders	Number of Equity Shares
Aggregate number of shareholders and shares at start of the year	-	-
Number of shareholders who approached for transfer during the year	-	-
Number of shareholders to whom shares were transferred during the year	-	-
Shares transferred to IEPF Authority during the year	-	-
Aggregate number of shareholders and shares at end of the year	-	-

Note: The voting rights on the shares in suspense account shall remain frozen till the rightful owner claims the shares.

Credit Rating

During the financial year, the Company has not obtained any credit ratings from accredited credit rating agencies. Accordingly, there are no credit ratings, revisions, or related rationales to disclose in compliance with the Securities and Exchange Board of India (SEBI) Listing Regulations. The Company will ensure appropriate disclosure of any credit ratings obtained from recognized credit rating agencies in future periods, along with details of any subsequent revisions and their underlying rationale, as mandated under the applicable SEBI Listing Regulations.

Details of Utilization of Funds Raised Through Preferential Allotment

Details of utilization of funds raised through preferential allotment (and/or qualified institutions placement, if applicable) as specified under Regulation 32(7A) of the SEBI Listing Regulations are given below. The proceeds have been utilized for the purposes stated in the respective notice to shareholders through Postal Ballot.

Statement on Deviation or Variation for Proceeds of Public Issue, Rights Issue, Preferential Issue, Qualified Institutions Placement Etc. (1)

	Amount in (Lakhs)
Mode of Fund Raising	Preferential Issues
Date of Raising Funds	16-11-2024
Amount Raised	10,860.00
Report filed for Quarter ended	31-03-2026
Monitoring Agency	Yes
Monitoring Agency Name, if applicable	ICRA Limited
Is there a Deviation/Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	No
If Yes, Date of shareholder Approval	NA
Explanation for the Deviation/Variation	NA
Comments of the Audit Committee after review	NA
Comments of the auditors, if any	NA

Objects for which funds have been raised and where there has been a deviation, in the following table:

Sr. No.	Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object	Remarks if any
				No records available			

Details Wherein Recommendation of the Committee is not Accepted by the Board

There were no instances during the year where recommendations of any committee of the Board, which are mandatorily required, were not accepted by the Board. Where such recommendation is required, it will be disclosed along with reasons for non-acceptance.

Other Disclosures

- All requirements of Regulation 17 to Regulation 27 and clauses (b) to (i) of Regulation 46(2) of SEBI Listing Regulations, to the extent applicable to the Company, have been duly complied with and disclosed in this Report.

- The Company has complied with all applicable mandatory requirements under SEBI Listing Regulations. A compliance report on applicable laws is placed before the Board every quarter for review.

- Disclosure of Accounting Treatment: The Company has not adopted any alternative accounting treatment different from the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

- Disclosure of Material Agreements: There are no agreements impacting the management or control of the Company, nor any that impose restrictions or create liabilities on the Company.

Annexures forming part of this Report on Corporate Governance:

The following annexures referred in this report are attached and forms an Integral part of this Corporate Governance report:

i) Annexure 1 to Corporate Governance - Declaration by MD/ CEO regarding adherence to the code of conduct

ii) Annexure 2 to Corporate Governance - Declaration by CEO/ CFO regarding compliance with CG

iii) Annexure 3 to Corporate Governance - Certificate on compliance with the conditions of CG under SEBI

iv) Annexure 4 to Corporate Governance - Certificate on Non-disqualifications of directors

For and on behalf of the Board of Directors
ARIHANT FOUNDATIONS & HOUSING LIMITED

KAMAL LUNAWATH
Managing Director
DIN: 00087324

VIMAL LUNAWATH
Whole-time Director
DIN: 00586269

Place: Chennai
Date: 29.05.2026

Annexure I to Corporate Governance

DECLARATION BY THE MANAGING DIRECTOR/CEO UNDER REGULATION 34(3) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 REGARDING ADHERENCE TO THE CODE OF CONDUCT

In accordance with Reg. 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm that all the Directors and the Senior Management Personnel of the Company have affirmed compliance to the Code of Conduct for the Financial Year ended March 31, 2026.

For **Arihant Foundations & Housing Limited**

KAMAL LUNAWATH
Managing Director
DIN: 00087324

ARUN RAJAN
Chief Executive Officer

Place: Chennai
Date: 29.05.2026

Annexure II to Corporate Governance

DECLARATION BY THE CEO/ CFO UNDER REGULATION 17(8) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 REGARDING COMPLIANCE WITH CORPORATE GOVERNANCE REQUIREMENTS

Certification by Chief Executive Officer and Chief Financial Officer

To,
The Board of Directors
Arihant Foundations & Housing Limited
No. 3 (Old No. 25), Ganapathy Colony,
3rd Lane, Off. Cenotaph Road, Teynampet,
Chennai – 600018.

We, Chief Executive Officer (Arun Rajan) and Chief Financial Officer (Vimal Lunawath) of **Arihant Foundations & Housing Limited,** certify that:

A. We have reviewed the financial statements and the cash flow statement for the year ended 31st March 2026 and that to the best of our knowledge and belief:

   (1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

   (2) these statements present a true and fair view of the state of affairs of the Company and of the results of operations and cash flows. The financial statements have been prepared in conformity, in all material respects, with the existing Generally Accepted Accounting Principles including Accounting Standards, applicable laws and regulations.

B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's Code of Conduct.

C. We accept overall responsibility for establishing and monitoring the Company's internal control system for financial reporting and evaluating its effectiveness. Internal Audit function monitors the internal control system for financial reporting, which encompasses the examination and evaluation of adequacy and effectiveness. Internal Audit works with all levels of management and Statutory Auditors and reports significant issues to the Audit Committee of the Board. The Statutory Auditors and Audit Committee are apprised of any corrective action taken or proposed to be taken with regard to significant deficiencies and material weaknesses.

D. We have indicated to the Auditors, the Audit Committee and to the Practicing Company Secretary:

   (1) that there are no significant changes in internal control over financial reporting during the year;

   (2) that there are no significant changes in accounting policies during the year;

   (3) that there are no instances of significant fraud of which we have become aware of and which involve management or other employees who have a significant role in the Company's internal control system over financial reporting.

For **Arihant Foundations & Housing Limited**

Place: Chennai
Date: 29.05.2026

ARUN RAJAN
Chief Executive Officer

VIMAL LUNAWATH
Whole-time Director/CFO
DIN: 00586269

Annexure III to Corporate Governance

CERTIFICATE ON COMPLIANCE WITH THE CONDITIONS OF CORPORATE GOVERNANCE UNDER SECURITIES AND EXCHANGE BOARD OF INDIA

(Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Members of
ARIHANT FOUNDATIONS & HOUSING LIMITED

We have examined the compliance of Corporate Governance by Arihant Foundations & Housing Limited, for the year ended 31st March 2026 as stipulated under Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We further state that no investor grievances are pending for a period exceeding one month against the Company as per the records maintained by it.

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.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No. 11533
C.P.No. 21973
Peer Review Cert. No: 6366/2025
UDIN: F011533H000859261

Place: Chennai
Date: 16.07.2026

Annexure IV to Corporate Governance

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 Disclosure Requirements) Regulations, 2015)

To,
The Members of
Arihant Foundations & Housing Limited
No. 3 (Old No. 25), Ganapathy Colony,
3rdLane, Off. Cenotaph Road, Teynampet,
Chennai – 600018.

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Arihant Foundations & Housing Limited** having registered office at No. 3 (Old No. 25), Ganapathy Colony, 3rd Lane, Off. Cenotaph Road, Teynampet, Chennai – 600 018 (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 Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations,2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal 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 ended on 31st March, 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	Mr. Kamal Lunawath	00087324	04.11.2005
2	Mr. Vimal Lunawath	00586269	04.11.2005
3	Mr. Bharat kumar Mangilal Jain	00083236	30.12.2005
4	Mr. Prateek Khicha	01210581	30.09.2020
5	Mr. Gunalan Vivekanandan	09406205	06-09-2024
6	Mrs. Shruti Suresh Kumar	10801547	08-10-2024

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 V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H000859336

Place: Chennai
Date: 16.07.2026

Annexure 4

REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES

1. **Brief outline on CSR policy of the Company**

   In alignment with the "Vision" of the Company, Arihant Foundations & Housing Limited, through its CSR initiatives, will continue to enhance value creation in the society and in the community in which it operates, through its services, conduct & initiatives, so as to promote sustained growth for the society and community, in fulfillment of its role as a socially responsible corporate, with environmental concern.

   The policy encompasses the company's philosophy its responsibility as a corporate citizen and lays down the guidelines and mechanism for undertaking socially useful programs for welfare & sustainable development of the community at large.

   This policy shall apply to all CSR initiatives and activities taken up by AFHL, for the benefit of different segments of the society, specifically the deprived, under privileged and differently abled persons.

   For the purpose of focusing its CSR efforts in a continued and effective manner, the following eight thrust areas have been identified:

   (i) Education/ Literacy Enhancement

   (ii) Environment Protection/ Horticulture

   (iii) Infrastructure Development

   (iv) Drinking water/ Sanitation

   (v) Healthcare/ Medical facility

   (vi) Community Development/ Social Empowerment

   (vii) Contribution to Social Welfare funds set up by Central/ State Government

   (viii) Relief of victims on Natural Calamities

2. **The Composition of the CSR Committee**

   Pursuant to Section 135(1) of the Companies Act, 2013, where the amount required to be spent by a Company under Section 135(5) does not exceed ₹50 lakh, the requirement for constitution of a Corporate Social Responsibility ("CSR") Committee shall not be applicable.

   In such cases, the functions of the CSR Committee, as prescribed under Section 135 of the Companies Act, 2013, shall be discharged by the Board of Directors of the Company.

3. Provide the web-link where composition of the CSR committee, CSR policy and CSR projects approved by the Board are disclosed on the website of the Company: https://www.arihantspaces.com/investors-relations/policy

4. Provide the details of impact assessment of CSR projects carried out in pursuance of sub-rule(3) of rule 8 of the Companies(Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report).

   Not Applicable

5. Details of the amount available for set off in pursuance of sub-rule(3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any - Nil

S.No.	Financial Year	Amount available for set-off from preceding financial years (in ₹)	Amount required to be set-off for the financial year, if any (in ₹)
(i)	2023-2024	-	-

6. Average net profit of the company as per section 135(5)

Sl. No.	For the Financial Year	Annual Net Profit (in ₹)
(i)	2024-2025	33,74,59,014.23
(ii)	2023-2024	4,27,12,090.18
(iii)	2022 - 2023	1,62,17,846.00
	Total	**39,63,88,950.41**
	Average Annual Net Profit	**13,21,29,650.14**

7. (a) Two percent of average net profit of the company: INR 26,42,593/-

   (b) Surplus arising out of the CSR projects or programs or activities of the previous financial years - Nil

   (c) Amount required to be set off for the financial year, if any: Nil

   (d) Total CSR obligation for the financial year (7a+7b-7c): INR 26,42,593/-

8. CSR Amount spent or unspent for the financial year:

Total amount spent for the Financial year (amount in ₹)	Total Amount transferred to Unspent CSR Account as per Section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount	Date of Transfer	Name of the Fund	Amount	Date of Transfer
26,90,179	Nil		Nil		

(a) Details of CSR Amount spent against ongoing projects for the financial year:

S. No.	Name of the Project	Item from the list of activities in Schedule VII	Local area (Yes / No)	State	District	Project	Amount allocated for the Project (in ₹)	Amount spent in the current financial Year (in ₹).	Amount transferred to Unspent CSR account for the project as per Section 135(6)	Mode of Implemen -tation Direct (Yes/No)	Name	CSR Registration numer
No ongoing project was approved during the financial year 2024-2025												

(b) Details of CSR Amount spent against other than ongoing projects for the financial year:

S. No.	Name of the Project	Item from the list of activities in Schedule VII to the Act.	Local area (Yes/No)	Location of the Project		Amount spent in or the Project (in ₹)	Mode of mplemen tation - Direct (Yes/No)	Mode of Implementation -Through Implementing Agency	
				State	District			Name	CSR Registration
1.	Education Program	Promoting Education (ii)	Yes	Tamil Nadu	Chennai	11,50,000	Self		
2.	Empowerment of economically weaker women	Women empowerment	Yes	Tamil Nadu	Chennai	15,40,179	Self		
Total						**26,90,179**			

(c) Amount spent in Administrative Overheads: Nil

(d) Amount spent on Impact Assessment, if applicable: NA

(e) Total amount spent for the Financial Year(8b+8c+8d+8e): ₹26,42,593.00

(f) Excess amount for set off, if any: Nil

S. No.	Particular	Amount (INR)
(i)	Two percent of average net profit of the company as per section 135(5)	26,42,593.00
(ii)	Total amount spent for the Financial Year	26,90,179.00
(iii)	Excess amount spent for the financial year [(ii)-(i)]	47,586.00
(iv)	Surplus arising out of the CSR projects or programs or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years (iii)-(iv)]	-

9. (a) Details of Unspent CSR amount for the preceding three financial years:

S. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135(6)	Amount spent in the reporting Financial Year	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years
				Name of the Fund	Amount (in ₹).	Date of transfer.	
NIL							

Sl. No.	Project ID.	Name of the Project.	Financial Year in which the project was commenced.	Project duration.	Total amount allocated for the project (in ₹).	Amount spent on the project in the reporting Financial Year (in ₹).	Cumulative amount spent at the end of reporting Financial Year	Status of the Project - Completed / On going.
NIL								

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details): NIL

    (a) Date of creation or acquisition of the capital asset(s): NIL

    (b) Amount of CSR spent for creation or acquisition of capital asset: NIL

    (c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.

    Name of the Trust:

    Section 12AA Registration No.:

    Section 80G Registration No.: NIL

    Address of the Trust:

    (d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).

    Capital asset(s) created: NIL

    Address where capital: NIL

11. Specify the reason(s), if the company has failed to spend two percent of the average net profit as per section 135(5) The Company has spent 2% of the average net profit during the financial year 2024 – 2025, as per Section 135 (5) of the Companies Act, 2013. - NIL

Kamal Lunawath
Chairman/ Managing Director
DIN: 00087324

Annexure 5

FORM NO. MR-3

Secretarial Audit Report

For the Financial Year 2025-2026

[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,
M/s. ARIHANT FOUNDATIONS & HOUSING LIMITED

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **M/s. ARIHANT FOUNDATIONS & HOUSING LIMITED (hereinafter called the Company).** Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of **M/s. ARIHANT FOUNDATIONS & HOUSING LIMITED** 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, the explanations and clarifications given to us and the representations made by the Management. We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended 31st March 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:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by **M/s. ARIHANT FOUNDATIONS & HOUSING LIMITED** ("the Company") for the financial year ended on 31st March 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; (Not applicable to the Company during the audit period)

(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 (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time.

  (d) 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)

  (e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

  (f) 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;(Not Applicable to the Company during the audit period)

  (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; (Not Applicable to the Company during the audit period)

  (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not Applicable to the Company during the audit period)

Other Laws specifically applicable to this Company is as follows:

(i) Transfer of Property Act, 1882.

(ii) Building and Other Construction Workers' (Regulation of Employment and conditions of Services) Act, 1996.

(iii) Real Estate (Regulation and Development) Act, 2016.

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.

(ii) Securities and Exchange Board of India (Listing Obligations and Disclosure requirements) Regulations, 2015 and amendments from time to time.

Our observations/remarks are as under:

1. The company has delayed in filing of Certificate under Regulation 74(5) of the SEBI (Depositories and Participants) Regulations, 2018 by RTA and STA beyond 15 days during for the quarter ended 31.03.2025.

We further report that the Board of Directors of the Company is duly constituted with 6 (Six) Directors as at 31st March 2026, comprising of:

(i) 3 (Three) Executive Director including One director as Chairman

(ii) 3 (Three) Non-Executive Independent Directors including one Women Director.

We further report that the Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors, Independent Directors and Woman Director. There were no 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 directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent to at least seven days in advance and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

We 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.

We further report that during the period under review:

- The Board of Directors of the Company, at its meeting held on 16th September, 2025, approved the issuance of unlisted, secured, unrated, redeemable, fully paid-up Non-Convertible Debentures (NCDs) on a private placement basis, aggregating to ₹100,00,00,000/- (Rupees One Hundred Crores only).

- Further, a Circular Resolution passed on 20th February, 2026, the Board approved the allotment of 450 (Four Hundred and Fifty) unrated, unlisted, senior, secured, redeemable, non-convertible debentures (NCDs) having a face value of ₹10,00,000/- (Rupees Ten Lakhs only) each, aggregating to ₹45,00,00,000/- (Rupees Forty-Five Crores only), on a private placement basis.

- Canopy Living LLP, a limited liability partnership jointly owned by the Company and Prestige Estates Projects Limited, executed an Agreement to Sell (ATS) on 08th January, 2026 with Sundaram-Clayton Limited for the acquisition of freehold land admeasuring approximately 16.381 acres, situated at Korattur Village, Ambattur Taluk, Chennai District, Tamil Nadu.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H000859215

Place: Chennai
Date: 16.07.2026

ANNEXURE TO SECRETARIAL AUDIT REPORT

To,
The Members
ARIHANT FOUNDATIONS & HOUSING LIMITED

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

1. Maintenance of secretarial records 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. Due to the inherent limitations of an audit including internal, financial and operating controls, there is an unavoidable risk that some Misstatements or material non-compliances may not be detected, even though the audit is properly planned and performed in accordance with the Standards.

7. 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.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H000859215

Place: Chennai
Date: 16.07.2026

FORM NO. MR-3

Secretarial Audit Report

For the Financial Year 2025-2026

[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,
M/s. ESCAPADE REAL ESTATE PRIVATE LIMITED

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices **M/s. ESCAPADE REAL ESTATE PRIVATE LIMITED** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of **M/s. ESCAPADE REAL ESTATE PRIVATE LIMITED** 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, the explanations and clarifications given to us, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended 31stMarch 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:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by **M/s. ESCAPADE REAL ESTATE PRIVATE LIMITED** ("the Company") for the financial year ended on 31st March 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; **(NOT APPLICABLE)**

(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; **(NOT APPLICABLE)**

(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; **(NOT APPLICABLE)**

  (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992; **(NOT APPLICABLE)**

  (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time; **(NOT APPLICABLE)**

  (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014; **(NOT APPLICABLE)**

  (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(NOT APPLICABLE)**

  (f) 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; **(NOT APPLICABLE)**

  (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; **(NOT APPLICABLE)**

  (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(NOT APPLICABLE)**

  (i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; **(NOT APPLICABLE)**

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.

(ii) The Listing Agreements entered into by the Company. **(NOT APPLICABLE)**

We further report that the Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive Directors. There is no change in the composition of the Board of Directors during the period under review.

We 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.

We further report that during the audit period, the Company has no specific events/actions having a major bearing in the company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards etc. referred to the above.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H001375929

Place: Chennai
Date: 04.09.2026

ANNEXURE TO SECRETARIAL AUDIT REPORT

To,
The Members
M/s. ESCAPADE REAL ESTATE PRIVATE LIMITED

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

1. Maintenance of secretarial records 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. Due to the inherent limitations of an audit including internal, financial and operating controls, there is an unavoidable risk that some Misstatements or material non-compliances may not be detected, even though the audit is properly planned and performed in accordance with the Standards.

7. 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.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H001375929

Place: Chennai
Date: 04.09.2026

FORM NO. MR-3

Secretarial Audit Report

For the Financial Year 2025-2026

[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,
M/s. VERGE REALTY PRIVATE LIMITED

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices **M/s. VERGE REALTY PRIVATE LIMITED** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of **M/s. VERGE REALTY PRIVATE LIMITED** 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, the explanations and clarifications given to us, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended 31stMarch 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:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by **M/s. VERGE REALTY PRIVATE LIMITED** ("the Company") for the financial year ended on 31st March 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; **(NOT APPLICABLE)**

(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; **(NOT APPLICABLE)**

(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; **(NOT APPLICABLE)**

   (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992; **(NOT APPLICABLE)**

   (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time; **(NOT APPLICABLE)**

   (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014; **(NOT APPLICABLE)**

   (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(NOT APPLICABLE)**

   (f) 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; **(NOT APPLICABLE)**

   (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; **(NOT APPLICABLE)**

   (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(NOT APPLICABLE)**

   (i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; **(NOT APPLICABLE)**

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.

(ii) The Listing Agreements entered into by the Company. **(NOT APPLICABLE)**

We further report that the Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive Directors. There is no change in the composition of the Board of Directors during the period under review.

We 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.

We further report that during the audit period, the Company has no specific events/actions having a major bearing in the company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards etc. referred to the above.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H001375984

Place: Chennai
Date: 04.09.2026

ANNEXURE TO SECRETARIAL AUDIT REPORT

To,
The Members
M/s. VERGE REALTY PRIVATE LIMITED

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

1. Maintenance of secretarial records 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. Due to the inherent limitations of an audit including internal, financial and operating controls, there is an unavoidable risk that some Misstatements or material non-compliances may not be detected, even though the audit is properly planned and performed in accordance with the Standards.

7. 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.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H001375984

Place: Chennai
Date: 04.09.2026

FORM NO. MR-3

Secretarial Audit Report

For the Financial Year 2025-2026

[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,
M/s. VINYASA REALTY PRIVATE LIMITED

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices M**/s. VINYASA REALTY PRIVATE LIMITED (hereinafter called the Company).** Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of **M/s. VINYASA REALTY PRIVATE LIMITED** 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, the explanations and clarifications given to us, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended 31stMarch 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:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by **M/s. VERGE REALTY PRIVATE LIMITED** ("the Company") for the financial year ended on 31st March 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; **(NOT APPLICABLE)**

(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; **(NOT APPLICABLE)**

(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, 1992; **(NOT APPLICABLE)**

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time; **(NOT APPLICABLE)**

(d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014; **(NOT APPLICABLE)**

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(NOT APPLICABLE)**

(f) 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; **(NOT APPLICABLE)**

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; **(NOT APPLICABLE)**

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(NOT APPLICABLE)**

(i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; **(NOT APPLICABLE)**

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.

(ii) The Listing Agreements entered into by the Company. **(NOT APPLICABLE)**

We further report that the Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive Directors. There is change in the composition of the Board of Directors during the period under review.

We 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.

We further report that during the audit period, the Company has no specific events/actions having a major bearing in the company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards etc. referred to the above.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H001376072

Place: Chennai
Date: 04.09.2026

ANNEXURE TO SECRETARIAL AUDIT REPORT

To,
The Members
M/s. VINYASA REALTY PRIVATE LIMITED

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

1. Maintenance of secretarial records 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. Due to the inherent limitations of an audit including internal, financial and operating controls, there is an unavoidable risk that some Misstatements or material non-compliances may not be detected, even though the audit is properly planned and performed in accordance with the Standards.

7. 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.

For V Suresh Associates
Practising Company Secretaries

Udaya Kumar K R
Partner
FCS No.: 11533
C.P.No.: 21973
Peer Review Cert. No.: 6366/2025
UDIN: F011533H001376072

Place: Chennai
Date: 04.09.2026

Annexure 6

REPLY TO SECRETARIAL REPORT

(Annexure to Director's Report)

Board of Director's Explanation for the observations Made in the Secretarial Audit Report

Refer Observations in the Secretarial Auditor's Report regarding each of these points are listed below:

1. Delay in filing of Certificate under Regulation 74(5) of SEBI (Depositories and Participants) Regulations, 2018

The certificate under Regulation 74(5) could not be submitted within the stipulated timeline owing to technical constraints encountered on that occasion. This was an isolated instance and not reflective of a recurring deficiency. The Company has taken cognisance of the observation and has put in place a monitoring mechanism to ensure timely filing in future periods.

For and on behalf of the Board of Directors
ARIHANT FOUNDATIONS & HOUSING LIMITED

KAMAL LUNAWATH
Managing Director
DIN: 00087324

VIMAL LUNAWATH
Whole-time Director/CFO
DIN: 00586269

Place: Chennai
Date: 16.07.2026

Annexure 7

INFORMATION REQUIRED UNDER SECTION 197 OF THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER IN RESPECT OF EMPLOYEES OF THE COMPANY

(Pursuant to Section 197(12) of the Companies Act, 2013 and the relevant Rules)

a) Ratio of remuneration of each Director to median employee remuneration for the financial year ended March 31, 2026

S. No.	Name of the Director	Ratio of Remuneration of Director to Median Remuneration of Employees
1.	Mr. Kamal Lunawath (Managing Director)	18.18:1
2.	Mr. Vimal Lunawath (Whole-time Director/CFO)	18.18:1
3.	Mr. Bharatkumar Mangilal Jain	4.24:1

b) Median remuneration of employees for the financial year ended March 31, 2026:

₹4,94,958/-

c) Percentage increase in remuneration of each Director, Chief Financial Officer, Company Secretary, and Manager, if any, for the financial year ended March 31, 2026:

Name	Designation	Percentage Increase in Remuneration
Mr. Kamal Lunawath	Managing Director	66.67
Mr. Vimal Lunawath	Whole-time Director/CFO	66.67
Ms. Mary Belinda Jyotsna	Company Secretary	33.33

d) Percentage increase in the median remuneration of employees in the financial year:

The median remuneration decreased by 3.33% in FY 2025-26 (₹4,94,958/-) as compared to FY 2024-25 (₹5,12,004/-).

e) Number of permanent employees on the rolls of the company as on March 31, 2026:

108

f) Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and any exceptional circumstances for increase in the managerial remuneration:

The increase in remuneration is based on the remuneration policy of the Company.

g) Affirmation that remuneration is as per the remuneration policy of the company:

Yes

03

Financial Statements

Mehek, Kilpauk
(Artist's Impression)

Independent Auditor's Report

To the Members of Arihant Foundations and Housing Limited

Report on the Audit of the Standalone Financial Statements

OPINION

We have audited the accompanying standalone financial statements of **Arihant Foundations and Housing Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

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

BASIS FOR OPINION

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No.	Key Audit Matter	Auditor's Response
1	Recognition, measurement, presentation and disclosures of revenues and other related balances in view of adoption of Ind AS 115 "Revenue from Contracts with customers"	**Key audit matter description** The application of new revenue standard involves certain key judgements relating to identification of distinct performance obligations, determination of transaction price of the identified performance obligations, the appropriateness of the basis used to measure revenue recognised over a period. Refer Note No: 2(g) to Standalone financial statements. **Principal Audit Procedures** We assessed the Company's process to identify the impact of adoption of the new revenue accounting standard. Our audit approach is as follows: • Testing of the design and implementation of controls involved for the determination of the estimates used as well as their operating effectiveness. • Testing the relevant information technology system's access and change management controls relating to contracts and related information used in recording and disclosing revenue in accordance with the new accounting standard. • Testing a sample of contracts for appropriate identification of performance obligations; • Engaging technical experts to review estimates of costs to complete for sample contracts and • Performed analytical procedures for reasonableness of revenues disclosed by type and service offerings.

KEY AUDIT MATTERS (Contd.)

Sr. No.	Key Audit Matter	Auditor's Response
2	Evaluation of uncertain tax positions	**Key audit matter description** The company has material uncertain tax positions including matters under dispute which involves significant judgement to determine the possible outcome of these disputes. Refer Note no: 2(o) & (p) to Standalone Financial Statements. **Principal Audit Procedures** Our procedures included the following: • Obtained understanding of key uncertain tax positions. • Obtained details of completed tax assessments and demands for the year ended March 31, 2026 from the management; • We along with our internal tax experts discussed with appropriated senior management and evaluated the Management's underlying key assumptions in estimating the tax provision. • Additionally, we considered the effect of new information in respect to uncertain tax positions as at March 31, 2026 to evaluate whether any change was required to management's position on these uncertainties.
3	Balance Confirmations from Vendors and Customers	• The Company neither follows the practice of obtaining balance confirmation from Vendors and Customers on a period basis nor on Annual Basis. The absence of direct balance confirmation constitute departure from SA-505 External Confirmations. We have performed subsequent audit procedures on test check basis however we are unable to comment on the balances carried forward in the financial statements.
4	Compliance under Micro, Small and Medium Enterprises Development Act (MSME), 2006	• The company is in process of identifying the Sundry Creditors under MSME Act, 2006. In absence of adequate documents and reports, we are unable to verify and provide for Interest liability if any under MSME Act, 2006.

INFORMATION OTHER THAN THE STANDALONE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.

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

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

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

MANAGEMENT'S RESPONSIBILITY FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these 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 the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements 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 using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

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

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

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

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

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

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

   d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act.

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

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

   g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

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

1. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements.

2. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

3. There has been no delay in transferring amounts, required to be transferred to the Investor Education and Protection Fund by the company.

4. I) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the Standalone Financial Statements, 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;

   II) 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;

   III) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

5. The company not declared or paid any dividend in contravention to the section 123 of the companies act, 2013.

6. Based on our examination, which included test checks, the Company has used accounting software systems for maintaining its books of account for the financial year ended March 31, 2026 which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in **"Annexure B"** a statement on the matters specified in paragraphs 3 and 4 of the Order.

For M/S B.P.JAIN AND Co.
Chartered Accountants
ICAI Firm Registration No.: 050105S

DEVENDRA KUMAR BHANDARI
Partner
Membership No.: 208862
UDIN: 26208862POHWRI2244

Place: Chennai
Date: 29-05-2026

Annexure "A"

To the Independent Auditor's Report

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Arihant Foundations and Housing Limited of even date)

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

We have audited the internal financial controls over financial reporting of **ARIHANT FOUNDATIONS AND HOUSING LIMITED** ("the Company") as of March 31, 2026 in conjunction with our 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 were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") 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 we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

i. Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

ii. 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 authorisations of management and directors of the company; and

iii. Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO STANDALONE FINANCIAL STATEMENTS

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 our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 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 M/S B.P.JAIN AND Co.
Chartered Accountants
ICAI Firm Registration No.: 050105S

DEVENDRA KUMAR BHANDARI
Partner
Membership No.: 208862
UDIN: 26208862POHWRI2244

Place: Chennai
Date: 29-05-2026

Annexure "B"

To the Independent Auditor's Report

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Arihant Foundations and Housing Limited of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

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

(a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) In our opinion Property, Plant and Equipment have been physically verified by the management at reasonable intervals. No material discrepancies were noticed on such verification during the year.

(c) Based on our examination of the property tax receipts and lease agreement for land on which building is constructed, registered sale deed / transfer deed / conveyance deed provided to us, we report that, there is no agreement for lease of land on which self-constructed asset is constructed, the title in respect of self-constructed buildings and title deeds of all other immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the financial statements included under Property, Plant and Equipment are held in the name of the Company as at the balance sheet date.

(d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the year.

(e) As per representation received from Management NO proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

ii. (a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management is appropriate. No material discrepancies were noticed on such verification.

(b) The Company has been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, during the year, from banks or financial institutions on the basis of security of current assets.

iii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, The Company has made investments in, companies, firms, Limited Liability Partnerships, and granted unsecured loans to other parties, during the year, in respect of which:

(a) The Company has provided loans during the year, and details of which are given below:

Particulars	Amount (INR in Lakhs)
Aggregate Amount granted during the year:	
Subsidiaries	1169.36
Balance outstanding as at balance sheet date in respect of above cases:	
Subsidiaries	3527.23
Aggregate Amount granted during the year:	
Other Parties	66.00
Balance outstanding as at balance sheet date in respect of above cases:	
Other Parties	636.21

(b) In our opinion, the investments made and the terms and conditions of the grant of loans, during the year are, prima facie, not prejudicial to the Company's interest.

(c) In respect of loans granted by the Company, there is no stipulation of schedule of repayment of principal and payment of interest and hence we are unable to make specific comment on the regularity of repayment of principal & payment of interest.

(d) Since, there was no repayment schedules, we are unable to comment whether the amount was overdue amount remaining outstanding as at the balance sheet date.

(e) There was no repayment schedules made available to us and therefore we are unable to comment whether any loan granted by the Company which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.

(f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) is not applicable.

iv. The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.

v. In our opinion and according to the information and explanations to us, the Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

vi. As certified by a Cost Accountant, the company has maintained cost records for the year under review, as prescribed under sub-section (1) of Section 148 to the extent applicable to the company. We have, however, not made a detailed examination of such records.

vii. In respect of statutory dues:

(a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2026 for a period of more than six months from the date they became payable, except under Income tax as specified in (vii)(b).

(b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2026 on account of disputes are given below:

Name of the statute	Nature of Dues	Forum where dispute is pending	Period to which the amount relates	Amount (INR)
The Income Tax Act, 1961	Income Tax	Appellate Authority upto Commissioner's level	A.Y. 2011-12	71,83,310
The Income Tax Act, 1961	Income Tax	High Court of Madras	A.Y. 2004-05	13,71,638
The Income Tax Act, 1961	Income Tax	High Court of Madras	A.Y. 2005-06	53,23,956
The Income Tax Act, 1961	Income Tax	High Court of Madras	A.Y. 2005-06	95,58,275
The Income Tax Act, 1961	Income Tax	High Court of Madras	A.Y. 2007-08	5,57,61,612
The Central Goods and Service Tax Act, 2017 and The Tamilnadu Goods and Service tax Act, 2017	GST	First Appellate Authority	FY 2018-19	90,47,065
The Central Goods and Service Tax Act, 2017 and The Tamilnadu Goods and Service tax Act, 2017	GST	First Appellate Authority	July 2017 to March 2018	92,15,509

viii. In our opinion and according to the information and explanations given to us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

ix. (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender; hence reporting under clause 3(ix)(a) of the Order is not applicable.

(b) In our opinion and according to the information and explanations given to us, the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans are obtained.

(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) In our opinion and according to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x. (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

The Warrant Holders who were issued warrants on 16-11-2024 have exercised their option to convert all the 8,96,873 outstanding Convertible Warrants into equal number of fully paid-up Equity Shares of Rs. 10/- each, by tendering the balance 75% consideration of Rs. 360/- per Warrant, aggregating to Rs. 32.29 Crore. The Board of Directors, accordingly, allotted 2,45,000 Equity Shares on May 09, 2026 (by Circular Resolution) and 6,51,873 Equity Shares on May 15, 2026. Consequently, the paid-up Equity Share Capital of the Company has increased from Rs. 9,96,56,240/- (99,65,624 Equity Shares) as on March 31, 2026 to Rs. 10,86,24,970/- (1,08,62,497 Equity Shares of Rs. 10/- each) as on the date of this report.

xi. (a) No fraud by the Company and no material 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 in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) As auditor, we did not receive any whistle- blower complaint during the year.

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

xiv. (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.

(b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

xv. In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

xvi. (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.

(b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

xvii. The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors of the Company during the year.

xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. There is no unspent entity of the company under the provisions of section 135 of the Companies Act, relating to Corporate Social Responsibility. Therefore, the provisions of Clause (xx) of paragraph 3 of the order are not applicable to the Company.

For M/S B.P.JAIN AND Co.
Chartered Accountants
ICAI Firm Registration No.: 050105S

DEVENDRA KUMAR BHANDARI
Partner
Membership No.: 208862
UDIN: 26208862POHWRI2244

Place: Chennai
Date: 29-05-2026

Standalone Balance Sheet

As at 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Note	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	585.25	589.07
Intangible assets	3	1.51	0.01
Financial assets			
(i) Investments	4	4,116.91	4,085.95
(ii) Trade receivables	5	1,534.57	1,538.11
(iii) Loans	6	4,370.22	2,988.97
(iv) Other financial assets	7	11,846.94	11,296.74
Deferred tax assets (net)	8	357.35	391.16
Total - Non-current assets (A)		**22,812.76**	**20,890.02**
Current assets			
Inventories	9	6,254.30	13,833.38
Financial assets			
(i) Investments	4	29,461.71	80.61
(ii) Trade receivables	5	6,307.05	3,539.90
(iii) Cash and cash equivalents	10	497.25	520.89
(iv) Bank balances other than those mentioned in cash and cash equivalents	10	2,130.80	5,078.18
(v) Loans	11	495.63	467.34
(vi) Other financial assets	7	1,017.93	864.52
Current tax asset (net)	12	-	-
Other current assets	13	3,545.20	3,645.08
Total - Current assets (B)		**49,709.89**	**28,029.90**
Total assets [(A)+(B)]		**72,522.65**	**48,919.92**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	14	996.56	996.56
Other equity	15	29,447.36	26,229.12
Total equity (A)		**30,443.92**	**27,225.68**
Non-current liabilities			
Financial liabilities			
(i) Borrowings	16	24,977.32	12,722.69
Provisions	17	99.33	70.95
Total - Non-current Liabilities (B)		**25,076.65**	**12,793.64**
Current liabilities			
Financial liabilities			
(i) Borrowings	18	8,795.55	1,361.15
(ii) Trade payables	19	4,032.67	5,549.28
Other current liabilities	20	3,173.66	1,874.41
Current tax liabilities (net)	21	1,000.19	115.76
Total - Current Liabilities (C)		**17,002.08**	**8,900.60**
Total liabilities [(B)+(C)]		**42,078.73**	**21,694.24**
Total equity and liabilities [(A)+(B)+(C)]		**72,522.65**	**48,919.92**

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

Devendra Kumar Bhandari
Partner
Membership No.: 208862
UDIN: 26208862POHWRI2244

Kamal Lunawath
Managing Director
DIN: 00087324

Vimal Lunawath
Whole Time Director / CFO
DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Standalone Statement of Profit and Loss

For the year ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Note	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from operations	22	30,671.12	12,225.98
Other income	23	1,210.68	1,600.73
Total Income		**31,881.79**	**13,826.71**
Expenses			
Construction and project expenses	24	15,416.08	13,145.00
Changes in inventories of finished goods, work in progress and stock-in-trade	25	7,579.07	(6,064.52)
Employee benefits expense	26	1,028.15	712.87
Finance costs	27	2,446.94	1,639.82
Depreciation and amortization expense	28	20.62	13.13
Other expenses	29	1,047.40	911.02
Total expenses		**27,538.26**	**10,357.33**
Profit before tax		**4,343.53**	**3,469.38**
Tax expense			
Current tax		(1,272.86)	(922.89)
Deferred tax		1.10	(0.79)
Profit for the year		**3,071.77**	**2,545.70**
Other comprehensive income			
Items that will not be reclassified to profit and loss			
- Re- measurement (losses) on defined benefit plans		8.76	(2.24)
- Income tax relating to items that will not be reclassified to profit and loss		(2.55)	0.62
Other comprehensive income for the year, net of tax		**6.21**	**(1.62)**
Total comprehensive income for the year		**3,077.98**	**2,544.08**
Earnings per equity share	30		
Basic (in INR)		30.82	27.95
Diluted (in INR)		30.82	27.95

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

Devendra Kumar Bhandari
Partner
Membership No.: 208862
UDIN: 26208862POHWRI2244

Kamal Lunawath
Managing Director
DIN: 00087324

Vimal Lunawath
Whole Time Director / CFO
DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Standalone Statement of Cash flows

For the year ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
A. Cash flows from operating activities	**4,343.53**	**3,469.38**
Profit before tax		-
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation and amortization expense	20.62	13.13
Interest expenses	2,446.94	1,639.82
(Gain)/ Loss on sale of property, plant and equipment	-	(94.79)
Other non-operating income	(27.46)	(85.06)
Interest and dividend income	(1,183.21)	(1,420.89)
Other adjustments in reserves	146.48	(1.62)
Operating profit before working capital changes	**5,746.89**	**3,519.98**
Changes in assets and liabilities		
Adjustments for working capital changes		
(Increase)/ decrease in inventories	7,579.07	(6,064.52)
(Increase) / decrease in trade receivables	(2,763.62)	582.10
(Increase) / decrease in other financial assets	(703.61)	(557.31)
(Increase) / decrease in other assets	99.88	(885.87)
Increase / (decrease) in trade payables	(1,516.61)	(2,190.08)
Increase / (decrease) in long term provisions	28.38	6.07
Increase/ (decrease) in current borrowings	7,434.40	(257.44)
Increase/ (decrease) in other current liabilities	1,299.26	277.38
Cash generated from/(used) in operating activities	**17,204.05**	**(5,569.67)**
Direct taxes paid, net	(353.53)	(271.00)
Net cash flow generated from/(used) in operating activities	**16,850.52**	**(5,840.67)**
B. Cash flows from investing activities		
Purchase of property, plant and equipment	(18.30)	(11.12)
Sale of property, plant and equipment	-	320
Interest/ dividend received	1,183.21	1,420.89
Other non-operating income	27.46	85.06
Purchase of investment	(29,412.06)	(18.30)
Investment in deposits	2,947.37	(4,737.10)
Loans received back/ (given)	(1,409.54)	(663.62)
Net cash flow generated/ (used in) from investing activities	**(26,681.85)**	**(3,604.25)**
C. Cash flows from financing activities		
(Loans repaid)/ fresh loans taken	12,254.63	3,879.49
Interest & finance charges	(2,446.94)	(1,639.82)
Share capital	-	136.56
Share premium	-	6,418.43
Money received against share warrants	-	1,076.25
Dividend paid	-	(86.00)
Net cash flow generated/ (used in) financing activities	**9,807.69**	**9,784.92**
D. Net change in cash and cash equivalents	**(23.64)**	**339.99**
E. Cash and cash equivalents at the beginning	520.89	180.90
F. Cash and cash equivalents at the end	**497.25**	**520.89**

Standalone Statement of Cash flows

For the year ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Cash and cash equivalents include		
Cash on hand	61.03	52.32
Balances with banks		
- in current accounts	436.22	468.57
Cash and cash equivalents as per note 10	**497.25**	**520.89**

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

Devendra Kumar Bhandari
Partner
Membership No.: 208862
UDIN: 26208862POHWRI2244

Kamal Lunawath
Managing Director
DIN: 00087324

Vimal Lunawath
Whole Time Director / CFO
DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Standalone Statement of Changes in Equity

For the period ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

A. EQUITY SHARE CAPITAL

Particulars	Amount (INR in Lakhs)
Balance as at 31 March 2025	**996.56**
Changes in equity share capital during the year	-
Balance as at 31 March 2026	**996.56**

B. OTHER EQUITY

Particulars	Reserves and surplus				Total	Accumulated other comprehensive income	Total
	General reserve	Securities premium	Share Warrants	Retained earnings			
Balances at March 31, 2025	**883.09**	**12,124.93**	**1,076.25**	**12,116.32**	**26,200.58**	**28.52**	**26,229.12**
Transfer from statement of profit and loss	-	-		3,071.77	3,071.77	-	3,071.77
Other comprehensive income for the year (net of tax)	-	-		-	-	6.21	6.21
Other Adjustments	-	-		140.27	140.27	-	140.27
Share Premium							-
Money received against share warrants							-
Dividends							-
Balances at March 31, 2026	883.09	12,124.93	1,076.25	15,328.35	29,412.62	34.73	29,447.36

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

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Notes to Standalone Financial Statements

For the period ended 31 March 2026 (All amounts in INR Lakhs, unless otherwise stated)

1. BACKGROUND

Arihant Foundations & Housing Limited ("the Company") [Company Identification Number (CIN) as L70101TN1992PLC022299] was incorporated on 6th March 1992 under the Companies Act, 1956 ("the 1956 Act"). The company is engaged in the business of constructions of residential, commercial complexes and IT parks. The Company is a public limited company incorporated and domiciled in India and has its registered office at New No. 3 Old No. 25, Ganapathy Colony, 3rd Lane, Off, Cenotaph Rd, Teynampet, Chennai, Tamil Nadu 600018. Its shares are listed on BSE Limited. The Standalone Financial Statements were approved for issue in accordance with a resolution passed by the Board of Directors of the Company on 29 May 2026.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a) Basis of preparation and presentation of financial statements

i) Accounting convention

The financial statements are prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Amendment Rules, 2016.

All amounts included in the financial statements are reported in Indian Rupees (₹).

ii) Basis of measurement

The financial statements have been prepared on an accrual basis and in accordance with the historical cost convention, unless otherwise stated. These financial statements comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act. All assets and liabilities are classified into current and non-current based on the operating cycle of less than twelve months or based on the criteria of realisation/settlement within twelve months period from the balance sheet date.

b) Use of estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The Company bases its estimates and assumptions on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

Classification of leases

The Company enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset's economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialised nature of the leased asset.

Recognition of deferred tax assets

The extent to which deferred tax assets can be recognised is based on an assessment of the probability that future taxable income will be available against which the deductible temporary differences and tax loss carry forward can be utilised. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.

Evaluation of indicators for impairment of assets

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets. In assessing impairment, management estimates the recoverable amount of each asset or cash generating units based on expected future cash flows and uses an interest rate to discount them. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate.

Recoverability of advances/receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

Useful lives of depreciable/amortisable assets

Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain items of property, plant and equipment.

Defined benefit obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management bases its assumptions on observable data as far as possible but this is not always available. In that case management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

c) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as 12 months.

d) Property, plant and equipment

Property, plant and equipment are stated at cost, less accumulated depreciation and impairment, if any. Costs directly attributable to acquisition are capitalised until the property, plant and equipment are ready for use, as intended by management.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets and the cost of assets not put to use before such date are disclosed under 'Capital work-in-progress'. Subsequent expenditures relating to property, plant and equipment is capitalised only when it is probable that future economic benefits associated with these will flow to the company and the cost of the item can be measured reliably.

The cost and related accumulated depreciation are eliminated from the financial statements upon sale or retirement of the asset and the resultant gains or losses are recognised in the statement of profit and loss. Assets to be disposed off are reported at the lower of the carrying value or the fair value less cost to sell.

Property, plant and equipment [other than freehold land and lease hold land (perpetual lease)] are depreciated under straight line method ("SLM method") over the estimated useful lives of the assets, which are prescribed under Schedule II to the Companies Act, 2013.

Useful life adopted by the Company for various class of assets is as follows:

Assets	Useful Lives
Vehicles	
Motor cycle/Two Wheelers	8 Years
Motor cars	8 Years
On Furniture and fixtures	10 Years
On Office equipments	5 Years
On Computers & Accessories	3 years

The Company has evaluated the applicability of component accounting as prescribed under Ind AS 16 and Schedule II of the Companies Act, 2013, the management has not identified any significant component having different useful lives.

Depreciation methods, useful lives and residual values are reviewed periodically and updated at each financial year end.

e) Intangible assets

The Company has elected to continue with the carrying value for all of its intangible assets as recognized in its Previous GAAP financial statements as deemed cost at the transition date, viz., 1 April 2016.

Intangible assets are recorded at the consideration paid for the acquisition of such assets and are carried at cost less accumulated amortisation and impairment. Advances paid towards the acquisition of intangible assets outstanding at each balance sheet date are disclosed as other non-current assets and the cost of intangible assets not ready for their intended use before such date are disclosed as intangible assets under development.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit and loss when the asset is derecognised.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

f) Impairment of property, plant and equipment and intangible assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognised are accordingly reversed in the statement of profit and loss.

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

g) Revenue recognition

Revenue from projects

The Company has adopted Ind AS 115 "Revenue from Contracts with Customers" effective April 1, 2018. Ind AS 115 supersedes Ind AS 11 "Construction Contracts" and Ind AS 18 "Revenue". The Company has applied Ind AS 115 using the modified retrospective method.

The Company recognises revenue from contracts with customers when it satisfies a performance obligation by transferring promised good or service to a customer. The revenue is recognised to the extent of transaction price allocated to the performance obligation satisfied.

Performance obligation is satisfied over time when the transfer of control of asset (good or service) to a customer is done over time and in other cases, performance obligation is satisfied at a point in time.

For performance obligation satisfied over time, the revenue recognition is done by measuring the progress towards complete satisfaction of performance obligation. The progress is measured in terms of a proportion of actual cost incurred to-date, to the total estimated cost attributable to the performance obligation.

Transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring good or service to a customer excluding amounts collected on behalf of a third party. Variable consideration is estimated using the expected value method or most likely amount as appropriate in a given circumstance.

Payment terms agreed with a customer are as per business practice and there is no financing component involved in the transaction price. Costs to obtain a contract which are incurred regardless of whether the contract was obtained are charged-off in Profit & Loss immediately in the period in which such costs are incurred. Incremental costs of obtaining a contract, if any, and costs incurred to fulfil a contract are amortised over the period of execution of the contract in proportion to the progress measured in terms of a proportion of actual cost incurred to-date, to the total estimated cost attributable to the performance obligation.

Significant judgments are used in:

1. Determining the revenue to be recognised in case of performance obligation satisfied over a period of time; revenue recognition is done by measuring the progress towards complete satisfaction of performance obligation. The progress is measured in terms of a proportion of actual cost incurred to-date, to the total estimated cost attributable to the performance obligation.

2. Determining the expected losses, which are recognised in the period in which such losses become probable based on the expected total contract cost as at the reporting date.

Revenue from construction/project related activity is recognised as follows:

1. Cost plus contracts: Revenue from cost plus contracts is recognized over time and is determined with reference to the extent performance obligations have been satisfied. The amount of transaction price allocated to the performance obligations satisfied represents the recoverable costs incurred during the period plus the margin as agreed with the customer.

2. Fixed price contracts: Contract revenue is recognised over time to the extent of performance obligation satisfied and control is transferred to the customer. Contract revenue is recognised at allocable transaction price which represents the cost of work performed on the contract plus proportionate margin, using the percentage of completion method. Percentage of completion is the proportion of cost of work performed to-date, to the total estimated contract costs.

Rental income

Income from rentals are recognized as an income in the statement of profit and loss on a straight-line basis over the lease term except where scheduled increase in rent compensates the Company with expected inflationary costs.

Interest income

Interest income is reported on an accrual basis using the effective interest method and is included under the head "other income" in the statement of profit and loss.

Dividend income

Income from dividends are recognized when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the Company, and the amount of the dividend can be measured reliably.

h) Inventories

Raw materials

Inventory includes raw materials used for the construction activity of the Company. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure, borrowing costs and other net costs incurred during the period of development.

Properties held for sale

Completed properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land, construction related overhead expenditure, borrowing costs and other costs incurred during the period of development.

Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition and other costs incurred to get the properties ready for their intended use.

i) Employee benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Ind AS 19, Employee Benefits.

Defined contribution plan

The Company's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of project under development, as the case may be. The Company's contributions towards provident fund are deposited with a government administered fund, in accordance with Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

Defined benefit plan

(i) Gratuity

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets (if any). The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

The present value of the defined benefit obligation denominated in ₹ is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

Service cost on the Company's defined benefit plan is included in employee benefits expense. Employee contributions, all of which are independent of the number of years of service, are treated as a reduction of service cost. Net interest expense on the net defined benefit liability is included in finance costs.

Gains and losses through re-measurements of the defined benefit plans are recognized in other comprehensive income, which are not reclassified to profit or loss in a subsequent period. "

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc., is recognized on the basis of the amount paid or payable for the period during which services are rendered by the employee.

j) Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

For arrangements entered into prior to 1 April 2016 (date of transition to Ind AS), the Company has determined whether the arrangement contain lease on the basis of facts and circumstances existing on the date of transition.

Finance Lease

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease. Finance leases are capitalised at the commencement of the lease at fair value of the leased property or, if lower, at the present value of the minimum lease payments, each determined at the inception of the lease. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss.

A leased asset is depreciated on a straight-line basis over the useful life of the asset or the useful life, whichever is lower. However, if there is no reasonable certainty that the company will obtain the ownership by the end of the lease term, the capitalised asset is depreciated on a straight-line basis over the shorter of the estimated useful life of the asset or the lease period.

Operating Lease

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

k) Foreign currency transactions

Functional and presentation currency

The functional currency of the Company is the Indian Rupee (₹). These financial statements are presented in Indian Rupees (₹)

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in Statement of Profit or Loss.

- Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the statement of profit and loss, within finance costs. All other foreign exchange gains and losses are presented in the statement of profit and loss on a net basis within other gains/(losses).
- Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

l) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

m) Investments in subsidiaries

The Company's investment in equity instruments in subsidiaries are accounted for at cost. Where the carrying amount of an investment in greater than its estimated recoverable amount, it is written down immediately to its recoverable amount and the difference is transferred to the statement of profit and loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the statement of profit and loss.

n) Government Grants

Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is adjusted against the cost of the depreciable asset, to which the grant relates to, on receipt of such subsidy.

o) Income taxes

Income tax expense comprises current and deferred income tax. Current and deferred tax is recognised in the statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date.

Deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognised as income or expense in the period that includes the enactment or the substantive enactment date.

A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to setoff the recognised amounts and where it intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

p) Provisions and contingencies

Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or it cannot be measured with sufficient reliability. The Company does not recognise a contingent liability but discloses its existence in the financial statements.

Contingent assets

Contingent assets are neither recognised nor disclosed. However, when realisation of income is virtually certain, related asset is recognised.

q) Financial instruments

Financial assets

Initial recognition and measurement

Financial assets (other than trade receivables) are recognized when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through statement of profit and loss which are measured initially at fair value. Subsequent measurement of financial assets is described below. Trade receivables are recognized at their transaction price as the same do not contain significant financing component.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Subsequent measurement

For the purpose of subsequent measurement, financial assets are classified and measured based on the entity's business model for managing the financial asset and the contractual cash flow characteristics of the financial asset at:

a. Amortized cost

b. Fair Value Through Other Comprehensive Income (FVTOCI) or

c. Fair Value Through Profit or Loss (FVTPL)

All financial assets are reviewed for impairment at least at each reporting date to identify whether there is any objective evidence that a financial asset or a group of financial assets is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described below.

(i) Financial asset at amortised cost

Includes assets that are held within a business model where the objective is to hold the financial assets to collect contractual cash flows and the contractual terms gives rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

These assets are measured subsequently at amortized cost using the effective interest method. The loss allowance at each reporting period is evaluated based on the expected credit losses for next 12 months and credit risk exposure. The Company shall also measure 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.

(ii) Financial assets at Fair Value Through Other Comprehensive Income (FVTOCI)

"Includes assets that are held within a business model where the objective is both collecting contractual cash flows and selling financial assets along with the contractual terms giving rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. At initial recognition, the Company, based on its assessment, makes an irrevocable election to present in other comprehensive income the changes in the fair value of an investment in an equity instrument that is not held for trading.

These elections are made on an instrument-by instrument (i.e. share-by-share) basis. If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, impairment gains or losses and foreign exchange gains and losses, are recognized in other comprehensive income. There is no recycling of the amounts from OCI to profit or loss, even on sale of investment. The dividends from such instruments are recognized in statement of profit and loss.

The fair value of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

The loss allowance at each reporting period is evaluated based on the expected credit losses for next 12 months and credit risk exposure. The Company shall also measure 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. The loss allowance shall be recognized in other comprehensive income and shall not reduce the carrying amount of the financial asset in the balance sheet.

(iii) Financial assets at Fair Value Through Profit or Loss (FVTPL)

Financial assets at FVTPL include financial assets that are designated at FVTPL upon initial recognition and financial assets that are not measured at amortized cost or at fair value through other comprehensive income. All derivative financial instruments fall into this category, except for those designated and effective as hedging instruments, for which the hedge accounting requirements apply. Assets in this category are measured at fair value with gains or losses recognized in statement of profit and loss. The fair value of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

The loss allowance at each reporting period is evaluated based on the expected credit losses for next 12 months and credit risk exposure. The Company shall also measure 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. The loss allowance shall be recognized in the statement of profit and loss.

De-recognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e. removed from the Company's standalone balance sheet) when:

a. The rights to receive cash flows from the asset have expired; or

b. The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (i) the Company has transferred substantially all the risks and rewards of the asset, or (ii) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including, financial guarantee contracts.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109 Financial Instruments.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

r) Impairment of financial assets

In accordance with Ind AS 109 Financial Instruments, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets.

The Company tracks credit risk and changes thereon for each customer. For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss.

ECL 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 entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity uses the remaining contractual term of the financial instrument.

- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

The Company uses default rate for credit risk to determine impairment loss allowance on portfolio of its trade receivables.

Trade receivables

The Company applies approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of receivables.

Other financial assets

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

s) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or

- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

t) Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, as they are considered an integral part of the Company's cash management.

u) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Company is primarily engaged in the business of real estate development and related activities including construction which constitutes its single reportable segment.

v) Earnings/ (Loss) per Share (EPS)

Basic EPS are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the Company (after adjusting for interest on the convertible preference shares, if any) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

w) Cash flow statement

Cash flows are reported using the indirect method, whereby profit/(loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future receipts or payments. In the cash flow statement, cash and cash equivalents includes cash in hand, cheques on hand, balances with banks in current accounts and other short- term deposits with original maturities of 3 months or less, as applicable.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

3. PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

Particulars	Property, plant and equipment								Intangible assets
	Land	Freehold Buildings	Leasehold Buildings	Furnitures and Fixtures	Plant and Equipment	Office Equipment	Vehicles	Total	Computer software
Balance as at 31 March 2025	**156.80**	**480.02**	**57.95**	**257.17**	**107.09**	**103.70**	**77.69**	**1240.42**	**44.14**
Additions	-	-	-	5.18	-	11.58	-	16.77	1.53
Disposals	-	-	-	234.39	104.00	95.41	-	433.80	44.13
Balance as at 31 March 2026	**156.80**	**480.02**	**57.95**	**27.97**	**3.09**	**19.87**	**77.69**	**823.39**	**1.54**
Accumulated depreciation/ amortization									
Balance as at 31 March 2025	**-**	**124.49**	**19.16**	**234.39**	**104.00**	**95.41**	**73.90**	**651.35**	**44.13**
Depreciation/amortization charge during the year	-	9.42	0.92	4.06	0.41	3.77	2.01	20.59	0.03
Reversal on disposal of assets	-	-	-	234.39	104.00	95.41	-	433.80	44.13
Balance as at 31 March 2026	**-**	**133.91**	**20.08**	**4.06**	**0.41**	**3.77**	**75.91**	**238.14**	**0.03**
Net block									
Balance as at 31 March 2025	**156.80**	**355.53**	**38.80**	**22.79**	**3.09**	**8.29**	**3.78**	**589.07**	**0.01**
Balance as at 31 March 2026	**156.80**	**346.11**	**37.88**	**23.91**	**2.68**	**16.10**	**1.78**	**585.25**	**1.51**

Financial Asset

4. NON - CURRENT INVESTMENT

Particulars	As at 31-Mar-26	As at 31-Mar-25
Investment in equity instruments (fully paid-up)		
Unquoted - Non Trade		
i) Wholly Owned Subsidiaries		
Arihant Griha Limited (50,000 Equity shares of ₹ 10/- Each fully paid)	5.00	5.00
Varenya Constructions Limited (50,000 Equity shares of ₹ 10/- Each fully paid)	5.00	5.00
Transperent Heights Real Estate Limited (50,000 Equity shares of ₹ 10/- Each fully paid)	5.00	5.00
Vaikunt Housing Limited (5,00,000 Equity shares of ₹ 1/- Each fully paid)	5.00	5.00
Verge Realty Private Limited (1,000 Equity shares of ₹ 100/- Each fully paid)	1.00	1.00
Vihaana Realty Private Limited (10,000 Equity shares of ₹ 10/- Each fully paid)	1.00	1.00
Vinyasa Realty Private Limited (10,000 Equity shares of ₹ 10/- Each fully paid)	1.00	1.00
Arihant Spaces Private Limited (Previously known as Zenrai Developments Private Limited) (1,000 Equity shares of ₹ 10/- Each fully paid)	0.10	-
ii) Joint Controlled Entity		
Kairav Developers Limited (25,000 Equity shares of ₹ 10/- Each Fully Paid Up)	2.50	2.50
	25.60	**25.50**
Unquoted- Non Trade		
Investment in Debentures		
Mangalagiri Realty Projects Private Limited (1,77,394 Optionally Redeemable Convertible Debentures of ₹ 100/- Each)	177.39	177.39
Kairav Developers Limited (1,170, 10% Unsecured Non Convertible Debentures of ₹ 1,00,000/- each redeemable in tranches or full at the option of the company any time after one year from the date of allotment but compulsorily redeemable in full within 8th December, 2031 - held by a related party)	1,170.00	1,170.00

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

4. NON - CURRENT INVESTMENT (Contd.)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Varenya Constructions Limited (19,78,609, 11.6% unsecured Compulsory Convertible Debentures of INR 100/- each are convertible on or before 31st March, 2032)	1,978.61	1,978.61
Super Chennai Marketing Private Limited (2,50,000 Compulsory Convertible Debentures of Rs.10/- each) (1,25,000 Compulsory Convertible Debentures of Rs.10/- each)	25.00	12.50
	3,351.00	**3,338.50**
Unquoted- Non Trade		
Investment in Partnership Firms		
Arihant Heirloom	632.62	623.36
	632.62	**623.36**
Unquoted- Non Trade		
Investment in LLP		
KR Wind Energy LLP	0.03	0.03
Ivorylane Realty LLP	0.99	0.99
Veridion Realty LLP	0.99	0.99
Vilaya Properties LLP	6.38	4.00
Escapade Services LLP	5.00	5.00
Questiva Estates LLP	7.47	0.86
Canopy Living LLP	0.10	-
	20.96	**11.87**
Unquoted- Non Trade		
Other Investments		
National Savings Certificate	0.05	0.05
Mangalagiri Realty Projects Private Limited (2,72,210 Equity shares of ₹ 10/- Each Fully Paid Up)	27.22	27.22
North Town Estates Private Limited (11,500 Equity shares of ₹ 10/- Each Fully Paid Up)	1.15	1.15
Arihant Unitech Realty Projects Limited (5,00,000 Equity shares of ₹ 10/- Each Fully Paid Up)	50.00	50.00
Snazzy Megawatts Private Limited (1,000 Equity shares of ₹ 204/- Each Fully Paid Up)	2.04	2.04
	80.46	**80.46**
(A)	**4,110.64**	**4,079.69**
Investments carried at fair value through other comprehensive income		
Investments in other companies (fully paid-up)		
Quoted- Non Trade		
Happy Homes Profin Limited (44,800 Equity shares of ₹ 10/- each Fully Paid Up)	0.00001	0.00001
Hindustan Construction Company Limited (500 Shares of ₹ 45.53 Each Fully Paid Up)	0.23	0.23
IDBI Bank Limited (500 Shares of ₹ 156.20 Each Fully Paid Up)	0.78	0.78
TVS Shriram Growth Fund	5.26	5.26
(B)	**6.26**	**6.26**
Grand Total (A+B)	**4,116.91**	**4,085.95**
Aggregate amount of:		

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

4. NON - CURRENT INVESTMENT (Contd.)

Particulars	As at 31-Mar-26	As at 31-Mar-25
- Quoted investments and market value thereof;	6.26	6.26
- Unquoted investments	4,110.64	4,079.69
- Provision for diminution in value of investments other than temporary	-	-

4. CURRENT INVESTMENT

Particulars	As at 31-Mar-26	As at 31-Mar-25
Quoted- Non Trade		
Investments in Mutual Funds		
Aditya Birla Sun Life	30.01	80.61
ICICI Prudential Mutual Fund	3,817.24	-
ICICI Prudential Mutual Fund Reserve 16 DSRA	212.33	-
(A)	**4,059.58**	**80.61**
Unquoted- Non Trade		
Investments in Firms / LLP		
Canopy Living LLP	17,874.66	-
Escapade Services LLP	6,883.60	-
Questiva Estates LLP	229.34	-
Vilaya Properties LLP	59.58	-
Acksons Cold Forge	354.95	-
(B)	**25,402.13**	**-**
Grand Total (A+B)	**29,461.71**	**80.61**

5. TRADE RECEIVABLES (UNSECURED CONSIDERED GOOD, UNLESS STATED OTHERWISE)

Trade receivable

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
Trade receivables	1,534.57	1,538.11
	1,534.57	**1,538.11**
Current		
Trade receivables		
- exceeding six months	1,750.56	1,750.89
- less than six months	4,253.51	1,490.31
Debts due by related parties	302.97	298.70
	6,307.05	**3,539.90**

The carrying amount of the current trade receivable is considered a reasonable approximation of fair value as is expected to be collected within twelve months, such that the effect of any difference between the effective interest rate applied and the estimated current market rate is not significant.

All of the Company's trade receivables have been reviewed for indicators of impairment by the management and no receivables were found to be impaired.

Customer credit risk is managed based on the Company's established policy, procedures and control relating to customer credit risk management, pursuant to which outstanding customer receivables are regularly monitored by the management. Outstanding customer receivables are regularly monitored by the management to ensure the risk of credit loss is minimal. Credit quality of a customer is assessed based on historical information in relation to pattern of collections, defaults and credit worthiness of the customer.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Trade Receivables ageing schedule as at 31st March, 2026

Particulars	Outstanding for the following periods from the due dates					Total
	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Undisputed Trade Receivables - considered good	4,253.51	2,053.54	306.91	690.56	537.10	**7,841.63**
Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	**-**
Disputed Trade Receivables - considered good	-	-	-	-	-	**-**
Disputed Trade Receivables - considered doubtful	-	-	-	-	-	**-**

Trade Receivables ageing schedule as at 31st March, 2025

Particulars	Outstanding for the following periods from the due dates					Total
	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Undisputed Trade Receivables - considered good	1,490.31	2,049.58	769.06	538.34	230.72	**5,078.01**
Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	**-**
Disputed Trade Receivables - considered good	-	-	-	-	-	**-**
Disputed Trade Receivables - considered doubtful	-	-	-	-	-	**-**

6. LOAN

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non Current		
(Unsecured, considered good)		
Loans to related parties (refer note 34)	4,170.19	2,788.94
Others	200.04	200.04
	4,370.22	**2,988.97**

7. OTHER FINANCIAL ASSETS

Particulars	As at 31-Mar-26	As at 31-Mar-25
Fair Value through Profit and Loss		
(Unsecured, considered good)		
Non-current		
Security deposits	10,837.90	10,244.80
Prepaid finance cost	1,009.04	1,051.94
	11,846.94	**11,296.74**
Current		
Other deposits	76.34	76.34
Interest Receivable but not due	941.59	788.18
	1,017.93	**864.52**

There are no other financial assets due from directors or other officers of the Company. The carrying amount of the other financial assets are considered as a reasonable approximation of fair value.

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

8. DEFERRED TAX ASSETS (NET)

Particulars		As at 31-Mar-26	As at 31-Mar-25
The breakup of net deferred tax asset is as follows:			
Opening Balance		391.16	597.37
Deferred tax asset arising on account of:			
- Others		1.10	(0.79)
Total deferred tax asset	**A**	**392.26**	**596.58**
Less: Deferred tax liability arising on account of:			
- Adjustments on account of fair valuation of Security Deposits		(34.91)	(205.42)
Total deferred tax liability	**B**	**(34.91)**	**(205.42)**
Net deferred tax assets	**(A-B)**	**357.35**	**391.16**

In assessing the recoverability of deferred income tax assets, management considers whether it is more likely than not that some portion or all of the deferred income tax assets will be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible. The amount of the deferred income tax assets considered realizable could be reduced in the near term if estimates of future taxable income during the carry forward period are reduced.

All deferred tax assets have been recognized in the balance sheet.

9. INVENTORIES

Particulars	As at 31-Mar-26	As at 31-Mar-25
(valued at lower of cost and net realizable value)		
Work in progress	6,254.30	13,833.38
	6,254.30	**13,833.38**

10. CASH AND BANK BALANCES

Particulars		As at 31-Mar-26	As at 31-Mar-25
Cash and cash equivalents			
Cash on hand		61.03	52.32
Balances with banks in current accounts		436.22	468.57
	(A)	**497.25**	**520.89**
Bank balances other than mentioned in cash and cash equivalents			
Deposit accounts		2,130.80	5,078.18
	(B)	**2,130.80**	**5,078.18**
	Total (A+B)	**2,628.05**	**5,599.07**

11. LOAN

Particulars	As at 31-Mar-26	As at 31-Mar-25
Current		
Other loans	495.63	467.34
	495.63	**467.34**

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

12. CURRENT TAX ASSET (NET)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Income Tax Assets (Net)	-	-
	-	**-**

13. OTHER CURRENT ASSETS

Particulars	As at 31-Mar-26	As at 31-Mar-25
(Unsecured, considered good)		
Advance for immovable property	379.66	829.66
Balances with government authorities	103.06	126.74
Advance given to suppliers and others	2,882.84	2,547.41
Staff advance	70.42	53.62
Prepaid expenses	11.05	9.87
TDS recoverable (against loans)	98.18	77.79
	3,545.20	**3,645.08**

14. EQUITY SHARE CAPITAL

Particulars	As at 31 March 2026		As at 31 March 2025	
	Number	Amount	Number	Amount
Authorized				
3,00,00,000 equity shares of Rs.10/- each	3,00,00,000	3,000.00	3,00,00,000	3,000.00
	3,00,00,000	**3,000.00**	**3,00,00,000**	**3,000.00**
Issued, subscribed and fully paid up (Beginning of the year)				
99,65,624 equity shares of Rs.10/- each fully paid up	99,65,624	996.56		
86,00,000 equity shares of Rs.10/- each fully paid up			86,00,000	860.00
Issued, subscribed and fully paid up (Issued during of the year)				
13,65,624 equity shares of Rs.10/- each fully paid up	-	-	13,65,624	136.56
	99,65,624	**996.56**	**99,65,624**	**996.56**

a) Terms/ right attached to equity shares

The Company has issued only one class of equity shares having a face value of INR 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend, which can be approved by the Board of Directors.

In the event of liquidation, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

b) Issue of Share Warrants on Preferential Basis

The Company has also issued share warrants convertible into equity shares:

Particulars	Details
No. of warrants issued	8,96,873
Date of allotment	16-11-2024
Exercise price per warrant	INR 480
Amount received upfront (25%)	INR 10,76,24,760
Balance receivable on conversion	INR 32,28,74,280
Conversion period	Within 18 months from date of allotment

The Warrant Holders have exercised their option to convert all the 8,96,873 outstanding Convertible Warrants into equal number of fully paid-up Equity Shares of INR 10/- each, by tendering the balance 75% consideration of INR 360/- per Warrant, aggregating to INR 32.29 Crore. The Board of Directors, accordingly, allotted 2,45,000 Equity Shares on May 09, 2026 (by Circular Resolution) and 6,51,873 Equity Shares on May 15, 2026. Consequently, the paid-up Equity Share Capital of the Company has increased from INR 9,96,56,240/- (99,65,624 Equity Shares) as on March 31, 2026 to INR 10,86,24,970/- (1,08,62,497 Equity Shares of INR 10/- each) as on the date of this report.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

c) Shareholders holding more than 5% of the aggregate shares in the Company

Particulars	As at 31 March 2026		As at 31 March 2025	
	Number of shares	% holding	Number of shares	% holding
Equity Shares of ₹ 10 each				
Kamal Lunawath	14,57,600	14.63%	14,52,600	14.58%
Vimal Lunawath	13,99,900	14.05%	13,99,900	14.05%
Taj Foundations Private Limited	5,75,882	5.78%	6,90,000	6.92%
Siddartha Sacheti	6,89,467	6.92%	6,89,467	6.92%
Mithun Padam Sacheti	6,89,466	6.92%	6,89,466	6.92%
Barclays Wealth Trustees India Pvt Ltd	6,82,812	6.85%	6,82,812	6.85%
Victory Financial Services Pvt Ltd	6,82,307	6.85%	6,82,307	6.85%

d) There were no shares issued pursuant to contract without payment being received in cash, allotted as fully paid up by way of bonus issues and buy back of shares during the last 5 years immediately preceding 31 March 2026.

e) Capital management policies and procedures

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders plus its borrowings and cash credit facility, if any, less cash and cash equivalents as presented on the face of the balance sheet.

The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The amounts managed as capital by the Company for the reporting periods under review are summarized as follows:

Particulars	As at 31-Mar-26	As at 31-Mar-25
Borrowings	24,977.32	12,722.69
Cash and bank balances	2,628.05	5,599.07
Net debt (A)	**22,349.27**	**7,123.62**
Total equity (B)	**30,443.92**	**27,225.68**
Overall financing (A+B)	**52,793.19**	**34,349.30**
Gearing ratio	**42%**	**21%**

f) Shareholding of promoters

Particulars	As at 31 March 2026		As at 31 March 2025		% of Change during the year
	Number of Shares	% of total shares	Number of Shares	% of total shares	
Kamal Lunawath	14,57,600	14.63%	14,52,600	14.58%	0.05%
Vimal Lunawath	13,99,900	14.05%	13,99,900	14.05%	0.00%
Madhu Lunawath	2,50,000	2.51%	2,50,000	2.51%	0.00%
Snehalatha Lunawath	2,50,000	2.51%	2,50,000	2.51%	0.00%
Kavita Lunawath	86,800	0.87%	86,800	0.87%	0.00%
Preethi Lunawath	61,700	0.62%	61,700	0.62%	0.00%
Esha Lunawath	56,000	0.56%	56,000	0.56%	0.00%
Meghna Lunawath	53,400	0.54%	53,400	0.54%	0.00%
Paresh Jagdish Bhatt	31,100	0.31%	31,100	0.31%	0.00%
Narendra Kumar Lunawath	20,100	0.20%	20,100	0.20%	0.00%
Piyush Bhatt	49,600	0.50%	25,100	0.25%	0.00%
Total	**37,16,200**	**37.29%**	**36,86,700**	**36.99%**	**0.05%**

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

15. OTHER EQUITY

Particulars	As at 31-Mar-26	As at 31-Mar-25
Securities premium account		
Balance at the beginning of the year	12,124.93	5,706.50
Add: Share Premium	-	6,418.43
Balance at the end of the year	**12,124.93**	**12,124.93**
Securities premium account is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.		
General reserve	**883.09**	**883.09**
Retained earnings		
Balance at the beginning of the year	12,116.31	9,656.61
Add: Transfer from statement of profit and loss	3,071.77	2,545.70
Other Adjustments	140.27	-
Dividends	-	(86)
Balance at the end of the year	**15,328.35**	**12,116.31**
Accumulated other comprehensive income		
Balance at the beginning of the year	28.53	30.14
Add: Movement during the year	6.20	(1.62)
Balance at the end of the year	**34.74**	**28.53**
Money Received against Share Warrants	1,076	1,076
Total Other Equity	**29,447.36**	**26,229.12**

16. BORROWINGS

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
Secured		
Term Loan		
- from bank	1,627.89	52.83
- from others	16,263.23	10,260.61
	17,891.12	**10,313.44**
Less: Current maturities of long-term debt (also, refer note 18)	(6992.91)	(484.39)
(A)	**10,898.21**	**9,829.05**
Unsecured		
From others		
Loans from related parties	4,360.45	3,256.48
Debentures	11,087.00	-
Deposits	70.75	70.75
Other Loan	136.01	236.01
Deferred Income on Loans	227.54	207.15
	15,881.75	**3,770.40**
Less: Current maturities of long-term debt (also, refer note 18)	(1,802.64)	(876.76)
(B)	**14,079.11**	**2,893.64**
TOTAL (A+B)	**24,977.32**	**12,722.69**

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Information regarding Borrowings

A. From Banks - Term Loans

Particulars	Interest Rate	Amount Outstanding	
		As at 31 March 2026	As at 31 March 2025
PUNJAB NATIONAL BANK **Sanctioned Amount:** ₹ 9,30,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** One hundred and twenty monthly instalments of ₹ 16,87,145/- each.	9.75%	514.90	52.83
YES BANK - Overdraft Facility **Sanctioned Amount:** ₹ 20,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** The facility has a tenure of 12 months, subject to annual review, and is repayable on demand. The loan carries interest at Repo Rate +3.75 per annum, payable monthly.	Repo +3.75%	1,112.99	-
Total	**(A)**	**1,627.89**	**52.83**

B. Others - Term Loans

from others

Particulars	Interest Rate	Amount Outstanding	
		As at 31-Mar-26	As at 31-Mar-25
BAJAJ FINANCE LIMITED **Loan 1** **Loan Amount:** ₹ 15,75,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company. Further, the loan has been guaranteed by way of personal guarantee of the directors of the company. **Repayment Terms:** 152 instalments of varying EMI starting from 02-08-2015. 37 instalments are outstanding as on the balance sheet date.	15.10%	21.25	30.13
Loan 2 **Loan Amount:** ₹ 1,25,00,000 **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company. Further, the loan has been guaranteed by way of personal guarantee of the directors of the company. **Repayment Terms:** 148 EMIs of ₹ 1,66,075/- each, starting from 02-09-2015. 33 instalments are outstanding as on the balance sheet date.	15.10%	30.62	45.11

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

B. Others - Term Loans (Contd.)

Particulars	Interest Rate	Amount Outstanding	
		As at 31-Mar-26	As at 31-Mar-25
TATA CAPITAL HOUSING FINANCE LIMITED **Loan 1:** **Sanctioned Amount:** ₹ 45,00,00,000/- **Withdrawn Amount:** ₹ 29,50,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 24 monthly instalments of ₹ 1,87,50,000/-	12.00%	-	792.20
Loan 2: **Sanctioned Amount:** ₹ 15,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 12 monthly instalments of ₹ 1,25,00,000/-	13.20%	418.30	800.00
ADITYA BIRLA FINANCE LIMITED **Project Vayu, Perungudi** **Sanctioned Amount:** ₹ 25,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Vayu, Perungudi and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 48 months with moratorium of 30 months and repayable in 18 equal instalments.	12.20%	1,355.56	1,525.00
Project Vanya Vilas, Hunters Road **Sanctioned Amount:** ₹ 22,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Vanya Vilas, Hunters Road and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 36 months with moratorium of 18 months and repayable in 18 equal instalments.	12.00%	-	750.99
Project Vipassana, Srinagar Colony **Sanctioned Amount:** ₹ 15,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Vipassana, Srinagar Colony and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 36 months with moratorium of 18 months and repayable in 18 equal instalments.	12.00%	-	1,064.14

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

B. Others - Term Loans (Contd.)

Particulars	Interest Rate	Amount Outstanding	
		As at 31-Mar-26	As at 31-Mar-25
Project Reserve 16, Pattipulam **Sanctioned Amount:** ₹ 55,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Reserve 16, Pattipulam and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 48 months with moratorium of 36 months and repayable in 12 equal instalments.	13.75%	-	3,693.75
BAJAJ HOUSING FINANCE LIMITED **Term Loan with Drop Line OD Facility 1:** **Security:** Mortgage against certain immovable properties. OD sanctioned limit is ₹ 1.65 crores. **Repayment Terms:** Total loan repayable in 180 equated monthly instalments with balance EMI payable: 103	14.95%	-	81.01
Term Loan with Drop Line OD Facility 2: **Security:** Mortgage against certain immovable properties. **Repayment Terms:** Total loan repayable in 159 equated monthly instalments.	15.00%	0.98	169.00
SUNDARAM HOME FINANCE LIMITED **Sanctioned Amount:** ₹ 1,99,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 195 monthly instalments of ₹ 2,24,935/-	11.45%	180.28	187.21
HINDUJA LEYLAND FINANCE LIMITED **Loan 1** **Sanctioned Amount:** ₹ 7,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 120 equated monthly instalments.	11.50%	663.83	700.00
Loan 2 **Sanctioned Amount:** ₹ 5,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	495.50	-
Loan 3 **Sanctioned Amount:** ₹ 10,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	391.00	-

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

B. Others - Term Loans (Contd.)

Particulars	Interest Rate	Amount Outstanding	
		As at 31-Mar-26	As at 31-Mar-25
Loan 4 **Sanctioned Amount:** ₹ 10,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	991.00	-
Loan 5 **Sanctioned Amount:** ₹ 10,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	991.00	-
Loan 6 **Sanctioned Amount:** ₹ 11,15,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	669.74	-
Secured Non-Convertible Debentures (NCDs) The Company has entered into a term sheet with ICICI Prudential Asset Management Company Limited for issuance of Secured, Unlisted, Unrated Non-Convertible Debentures aggregating up to ₹ 100.00 crore. The debentures carry a coupon of 12.50% per annum, payable monthly, and are repayable over a period of 30 months in staggered instalments of 40%, 30% and 30% at the end of the 18th, 24th and 30th months, respectively. The facility is secured by a mortgage over the project land, charge on project cash flows, personal guarantees of the promoters, and charge over the Interest Service Reserve Account (ISRA). The proceeds are to be utilized primarily for repayment of existing borrowings and general corporate purposes.	12.50%	9,657.00	-
Others: **Security:** Secured against the asset/ property for which the loan has been obtained.	9% to 15%	397.16	422.07
Total	**(B)**	**16,263.23**	**10,260.61**
Grand Total	**(A + B)**	**17,891.12**	**10,313.44**

C. Unsecured Debentures

Particulars	Interest Rate	Amount Outstanding	
		As at 31 March 2026	As at 31 March 2025
During the financial year, the Company raised funds through the issuance of Unlisted, Unsecured, Redeemable, Non-Convertible Debentures (NCDs) by way of a private placement in accordance with the provisions of the Companies Act, 2013 and applicable rules thereunder. The issue comprised 110 Unlisted, Unsecured, Redeemable Non-Convertible Debentures having a face value of ₹ 1,00,00,000 each, aggregating to ₹ 110.00 crore. The debentures were issued pursuant to the approval of the Board of Directors and the execution of the Securities Subscription Agreement and related transaction documents. The proceeds from the issue are intended to be utilised primarily towards land acquisition, project development and other general corporate purposes, in accordance with the terms of the transaction documents.	IRR @ 18%		

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

C. Unsecured Debentures (Contd.)

Particulars	Interest Rate	Amount Outstanding	
		As at 31 March 2026	As at 31 March 2025
MAA Creations Pvt Ltd		**5,500**	**-**
Number of Debentures - 55			
Face Value - ₹ 1,00,00,000 per debenture			
Profitex Shares & Securities Pvt Ltd		**5,500**	
Number of Debentures - 55			
Face Value - ₹ 1,00,00,000 per debenture			

17. PROVISIONS

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
Provisions for employee benefits		
Gratuity	99.33	70.95
	99.33	**70.95**

a) Provision for employee benefits

i) Gratuity

Gratuity is payable to all the eligible employees at the rate of 15 days salary for each year of service. In accordance with applicable Indian laws, the Company provides for gratuity, a defined benefit retirement plan ("the Gratuity Plan") covering eligible employees. The Gratuity Plan provides for a lump sum payment to vested employees on retirement (subject to completion of five years of continuous employment), death, incapacitation or termination of employment that are based on last drawn salary and tenure of employment. Liabilities with regard to the Gratuity Plan are determined by actuarial valuation on the reporting date.

The following table sets out the funded status of the Gratuity Plan and the amounts recognized in the financial statement:

Particulars	As at 31-Mar-26	As at 31-Mar-25
Change in projected benefit obligation:		
Projected benefit obligation at the beginning of the year	70.95	64.88
Interest cost	5.00	3.87
Current service cost	32.14	20.00
Past service cost		
Benefit payments from employer	-	(20.03)
Acquisitions/ Divestures/ Transfer out	-	-
Actuarial (gain)/ loss	(8.76)	2.24
Projected benefit obligation at the end of the year	**99.33**	**70.95**
Thereof		
Unfunded	99.33	70.95
Principal actuarial assumptions used:		
a) Discount rate	8.25%	7.05%
b) Long-term rate of compensation increase	12%	12%
c) Attrition rate	1%	1%
d) Mortality table	Indian assured lives mortality (2012-14) ultimate	Indian assured lives mortality (2012-14) ultimate

The estimates of rate of escalation in salary considered in actuarial valuation takes into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary. The discount rate is based on the prevailing market yields of Indian government securities as at the balance sheet date for the estimated term of the obligations.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

a) Provision for employee benefits

i) Gratuity (Contd.)

The significant actuarial assumptions for the determination of the defined benefit obligation are the attrition rate, discount rate and the long-term rate of compensation increase. The calculation of the net defined benefit liability is sensitive to these assumptions. The following table summarises the effects of changes in these actuarial assumptions on the defined benefit liability at 31 March 2026.

Particulars	Attrition rate		Discount rate		Future salary increases	
	Increase	Decrease	Increase	Decrease	Increase	Decrease
31 March 2026						
> Sensitivity Level	(4.66%)	5.32%	(14.03%)	17.23%	11.44%	(10.86%)
> Impact on defined benefit obligation	(4.63)	5.28	(13.93)	17.12	11.36	(10.79)
31 March 2025						
> Sensitivity Level	(7.44%)	8.77%	(14.75%)	18.36%	16.57%	(14.32%)
> Impact on defined benefit obligation	(5.28)	6.22	(10.47)	13.03	11.76	(10.16)

18. BORROWINGS

Particulars	As at 31-Mar-26	As at 31-Mar-25
Current		
Current maturities of long-term debt (also, refer note 16)	8,795.55	1,361.15
	8,795.55	**1,361.15**

19. TRADE PAYABLES

Particulars	As at 31-Mar-26	As at 31-Mar-25
Current		
Dues to micro and small enterprises*	-	-
Dues to others	4,032.67	5,549.28
	4,032.67	**5,549.28**

* There are no micro and small enterprises, as defined under the provisions of Micro, Small and Medium Enterprises Development Act 2006, to whom the Company owes dues as at the reporting date. The micro and small enterprises have been identified by the management on the basis of information available with the Company and have been relied upon by the auditors.

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

Particulars	Outstanding for the following periods from the due dates				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
MSME	-	-	-	-	-
Others	3,226.14	806.53	-	-	**4,032.67**
Disputed dues - MSME	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-

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

Particulars	Outstanding for the following periods from the due dates				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
MSME	-	-	-	-	-
Others	4,439.42	1,109.86	-	-	**5,549.28**
Disputed dues - MSME	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

20. OTHER CURRENT LIABILITIES

Particulars	As at 31-Mar-26	As at 31-Mar-25
Statutory dues	193.42	105.61
Advance from customers for projects	2,154.61	950.11
Revenue received in advance	1.01	1.01
Other payables	824.64	817.68
	3,173.66	**1,874.41**

21. CURRENT TAX LIABILITIES (NET)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Provision for taxation (net of advance tax)	1,000.19	115.76
	1,000.19	**115.76**

22. REVENUE FROM OPERATIONS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Sales	30,058.68	11,612.09
Marketing fees received	35.63	11.57
(A)	**30,094.31**	**11,623.65**
Other Operating Revenues		
Lease rentals	110.56	198.68
Maintenance charges received	466.25	403.64
(B)	**576.80**	**602.32**
TOTAL (A+B)	**30,671.12**	**12,225.98**

23. OTHER INCOME

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Interest on fixed deposit	98.29	57.16
Interest on NCD, loan or others	299.23	533.28
Interest - INDAS	783.69	830.45
Interest on IT refund	2.01	-
Profit from sale of property, plant & equipment	-	94.79
Profit on sale of investment	27.46	76.29
Share of profit from partnership firm/ LLP	-	8.45
Miscellaneous income	-	0.32
	1,210.68	**1,600.73**

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

24. CONSTRUCTION AND PROJECT EXPENSES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Cost of land	543.20	5,475.73
Materials	852.15	1,157.14
Labour & sub-contract expenses	11,422.80	4,787.31
Approvals	196.99	-
Legal expenses	19.83	77.42
Marketing expenses	419.41	210.71
Consultancy charges	10.65	41.21
Interest charges and other finance costs related to projects	1,175.87	1,077.87
Other project expenses	775.17	317.61
	15,416.08	**13,145.00**

25. CHANGES IN INVENTORIES OF MATERIALS, WORK- IN-PROGESS AND FINISHED GOODS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
a. Inventories at the beginning of the year		
ii. Work-in-progress	13,833.38	7,768.86
	13,833.38	**7,768.86**
b. Inventories at the end of the year		
ii. Work-in-progress	6,254.30	13,833.38
	6,254.30	**13,833.38**
Net (increase)/ decrease	**7,579.07**	**(6,064.52)**

26. EMPLOYEES BENEFIT EXPENSES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Salaries and wages	932.18	651.47
Contribution to provident and other funds	68.90	45.99
Staff welfare	27.07	15.41
	1,028.15	**712.87**

27. FINANCE COSTS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Interest on term & unsecured loan	739.23	579.77
Interest expenses - INDAS	1,611.40	1,015.87
Bank charges	-	0.64
Processing charges	89.23	43.54
Credit ratings	6.50	-
Professional charges	0.59	-
	2,446.94	**1,639.82**

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

28. DEPRECIATION AND AMORTIZATION

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Depreciation of assets (also, refer note 3)	20.62	13.13
	20.62	**13.13**

29. OTHER EXPENSES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Power & fuel	34.15	29.85
Rent	72.47	113.24
Rates & taxes	89.93	35.63
Advertisement & business promotion	115.22	116.84
Legal, professional & consultancy charges	225.14	117.98
Travelling & conveyance	12.81	10.40
Repairs and maintenance:		
-Repairs & office maintenance	300.05	441.83
-Vehicle maintenance	0.98	1.64
Telephone, postage, printing & stationery	11.41	10.83
Audit fees		
- for statutory audit (also, refer note 33)	6.00	6.00
Miscellaneous expense	134.18	26.78
Share of loss from partnership firms / LLP	11.68	-
IT support services	4.64	
CSR activity	28.75	-
	1,047.40	**911.02**

30. EARNINGS PER EQUITY SHARE (EPS)

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
For profit for the year		
Nominal value of equity shares	10	10
Profit attributable to equity shareholders (A)	3,072	2,546
Weighted average number of equity shares outstanding during the year (B)	99,65,624	91,08,835
Basic earnings per equity share (A/B) (in ₹)	**30.82**	**27.95**
Diluted earnings per equity share (A/B) (in ₹)	**30.82**	**27.95**
For total comprehensive income		
Nominal value of equity shares	10	10
Total comprehensive income attributable to equity shareholders (A)	3,077.98	2,544.08
Weighted average number of equity shares outstanding during the year (B)	99,65,624	91,08,835
Basic earnings per equity share (A/B) (in ₹)	**30.89**	**27.93**
Diluted earnings per equity share (A/B) (in ₹)	**30.89**	**27.93**

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

31. (A) FINANCIAL ASSETS AND LIABILITIES

Categories of financial assets and financial liabilities

Particulars	Financial assets at fair value through profit and loss	Financial assets at fair value through other comprehensive income	Financial assets at amortised cost	Total
As at 31 March 2026				
Financial assets				
Investments		210.88	679.23	890.11
Loans	4,865.86			4,865.86
Trade receivables			7,841.63	7,841.63
Cash and bank balances			497.25	497.25
Other bank balances			2,130.80	2,130.80
Other financial assets	11,846.94		1,017.93	12,864.87
	16,712.79	**210.88**	**12,166.84**	**29,090.51**

Particulars	Financial liabilities at fair value through profit and loss	Financial liabilities at fair value through other comprehensive income	Financial liabilities at amortised cost	Total
As at 31 March 2026				
Financial liabilities				
Trade payables	-	-	4,032.67	4,032.67
Borrowings	4,431.20	-	29,341.67	33,772.87
	4,431.20	**-**	**33,374.35**	**37,805.54**

Particulars	Financial assets at fair value through profit and loss	Financial assets at fair value through other comprehensive income	Financial assets at amortised cost	Total
As at 31 March 2025				
Financial assets				
Investments		210.88	660.77	871.65
Loans	3,456.31			3,456.31
Trade receivables			5,078.01	5,078.01
Cash and bank balances			520.89	520.89
Other bank balances			5,078.18	5,078.18
Other financial assets	11,296.74		864.52	12,161.26
	14,753.06	**210.88**	**12,202.37**	**27,166.31**

Particulars	Financial liabilities at fair value through profit and loss	Financial liabilities at fair value through other comprehensive income	Financial liabilities at amortised cost	Total
As at 31 March 2025				
Financial liabilities				
Trade payables	-	-	5,549.28	5,549.28
Borrowings	3,327.23	-	10,756.60	14,083.84
	3,327.23	**-**	**16,305.88**	**19,633.12**

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

31. (B) RATIOS

The ratios for the years ended March 31, 2026 and March 31, 2025 are as follows:

Particulars	Numerator	Denominator	As at 31.03.2026	As at 31.03.2025
Current Ratio	Current Assets	Current Liabilities	2.92	3.48
Debt-Equity Ratio	Total Liabilities	Shareholder's Equity	1.38	0.80
Debt Service Coverage Ratio	Net Operating Income	Debt Service	2.26	2.56
Return on Equity Ratio	Profit for the period	Average Shareholders Equity	10.65%	11.48%
Inventory Turnover Ratio	Cost of Goods sold	Average Inventory	2.29	0.66
Trade Receivables Turnover Ratio	Net Credit Sales	Average Trade Receivables	4.75	2.28
Trade Payables Turnover Ratio	Total Purchases	Average Trade Payables	3.22	1.98
Net Capital Turnover Ratio	Net Sales	Average Working Capital	0.94	0.55
Net Profit Ratio	Net Profit	Net Sales	10.02%	20.82%
Return on Capital Employed	EBIT	Capital Employed	14.27%	12.74%
Return on Investment	Return/ Profit/ Earnings	Investment	-	-

32. LEASES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Operating lease commitments - as lessee		
Total lease payments charged off to the statement of profit and loss	72.47	113.24
Operating lease commitments - as lessor		
Total lease receipts charged off to the statement of profit and loss	110.56	198.68

33. REMUNERATION TO AUDITORS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
As auditor		
Statutory audit	6.00	6.00
Total	**6.00**	**6.00**

34. RELATED PARTIES

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies [Accounting Standards] Rules 2015 has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

A. Subsidiaries

a) Companies

Name of Wholly owned Subsidiary	Principal place of business	Holding as at [in %]	
		31-03-2026	31-03-2025
Arihant Griha Limited	India	100%	100%
Arihant Spaces Private Limited (Previously known as Zenrai Developments Private Limited)	India	100%	100%
Escapade Real Estates Private Limited	India	100%	100%
Trasperent Heights Real Estate Limited	India	100%	100%
Vaikunt Housing Limited	India	100%	100%
Varenya Constructions Limited	India	100%	100%
Verge Realty Private Limited	India	100%	100%
Vihaana Realty Private Limited	India	100%	100%
Vinyasa Realty Private Limited	India	100%	100%

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

b) Limited Liability Partnership

Name of Investee	Principal place of business	Profit sharing ratio	
		31-03-2026	31-03-2025
Ivorylane Realty LLP	India	100%	100%
Veridion Realty LLP	India	100%	100%

B. Joint Ventures

a) Companies

Name of Investee	Principal place of business	Profit sharing ratio	
		31-03-2026	31-03-2025
Kairav Developers Limited	India	50%	50%

b) Limited Liability Partnership

Name of Investee	Principal place of business	Profit sharing ratio	
		31-03-2026	31-03-2025
Canopy Living LLP	India	50%	50%
Escapade Services LLP	India	50%	50%
Questiva Estates LLP	India	50%	50%
Vilaya Properties LLP	India	50%	50%

C. Associates

a) Partnership Firms

Name of Investee	Principal place of business	Profit sharing ratio	
		31-03-2026	31-03-2025
Acksons Cold Forge	India	45%	45%
Arihant Foundations	India	4.5%	4.5%
Arihant Foundations & Housing	India	3.5%	3.5%
Arihant Heirloom	India	49%	49%

D. Other related parties

a) Companies, partnership firms/ LLP in which certain directors/ KMP and their relatives are interested:

Name of Investee	Principal place of business
Vrikodara Realtors Private Limited	India
Lusso Terra Infra Private Limited	India
Haddows Projects Private Limited	India
Skyspan Projects LLP	India

b) Key management personnel (KMP):

Name of Investee	Relationship
Mr. Kamal Lunawath	Chairman and Managing Director
Mr. Vimal Lunawath	Whole time Director/ Chief Financial Officer
Mr. Bharat Kumar Mangilal Jain	Whole time Director
Mr. Prateek Khicha	Non-Executive - Independent Director
Mr. Gunalan Vivekanandan	Non-Executive - Independent Director
Mrs. Shruti Suresh Kumar	Non-Executive - Independent Director
Mr. Arun Abraham Rajan	Chief Executive Officer
CS Mary Belinda Jyotsna	Company Secretary & Compliance Officer

Notes to Standalone Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

E. Details of Related Party Transactions

Nature of Transactions	For the Year ended March 31, 2026			For the Year ended March 31, 2025		
	Significant influence entities	Joint Ventures	Other related parties	Significant influence entities	Joint Ventures	Other related parties
Income						
Interest income						
Verge Realty Private Limited	-	-	-	301.30	-	-
Varenya Constructions Limited	11.87	-	-	11.87	-	-
Kairav Developers Limited	-	196.33	-		183.40	-
Vinyasa Realty Private Limited	50.13	-	-	-	-	-
Vihaana Realty Private Limited	21.70	-	-	-	-	-
	83.70	**196.33**	**-**	**313.18**	**183.40**	**-**
Expenses						
Remuneration						
Mr. Kamal Lunawath	-	-	96.00	-	-	60.00
Mr. Vimal Lunawath	-	-	96.00	-	-	60.00
Mr. Bharat Kumar Mangilal Jain	-	-	21.00	-	-	18.00
	-	**-**	**213.00**	**-**	**-**	**138.00**
Interest Expenses						
Mr. Kamal Lunawath	-	-	157.42	-	-	142.35
Mr. Vimal Lunawath	-	-	4.25	-	-	21.47
	-	**-**	**161.66**	**-**	**-**	**163.82**
Other Transactions						
Loan Received						
Varenya Constructions Limited	17.86	-	-	5.63	-	-
Escapade Real Estates Private Limited	1,886.28	-	-	2,737.42	-	-
Verge Realty Private Limited	3,175.53	-	-	405.67	-	-
Vihaana Realty Private Limited	1,208.30	-	-	-	-	-
Vinyasa Realty Private Limited	2,431.87	-	-	-	-	-
Mr. Kamal Lunawath	-	-	1,282.28	-	-	1,987.36
Mr. Vimal Lunawath	-	-	234.90	-	-	163.35
Escapade Services LLP	-	-	-	-	-	90.29
	8,719.85	**-**	**1,517.18**	**3,148.72**	**-**	**2,241.00**
Loan Repaid						
Varenya Constructions Limited	150.26	-	-	144.59	-	-
Escapade Real Estates Private Limited	3,730.88	-	-	4,815.94	-	-
Verge Realty Private Limited	3,560.37	-	-	-	-	-
Vihaana Realty Private Limited	1,208.30	-	-	-	-	-
Vinyasa Realty Private Limited	629.18	-	-	-	-	-
Mr. Kamal Lunawath	-	-	1,648.56	-	-	1,916.10
Mr. Vimal Lunawath	-	-	237.66	-	-	467.59
	9,278.99	**-**	**1,886.22**	**4,960.53**	**-**	**2,383.70**
Loan Given						
Arihant Griha Limited	1.51	-	-	300.41	-	-
Vaikunt Housing Limited	6.59	-	-	0.36	-	-
Verge Realty Private Limited	-	-	-	5,658.36	-	-
Vilaya Properties LLP	-	-	-		-	62.91
Vihaana Realty Private Limited	1,159.19	-	-		-	-
Ivorylane Realty LLP	66.00	-	-		-	-
Arihant Spaces Private Limited	2.07	-	-		-	-
	1,235.36	**-**	**-**	**5,959.13**	**-**	**62.91**

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

34. RELATED PARTIES (Contd.)

Nature of Transactions	For the Year ended March 31, 2026			For the Year ended March 31, 2025		
	Significant influence entities	Joint Ventures	Other related parties	Significant influence entities	Joint Ventures	Other related parties
Advances Given						
Trasperent Heights Real Estate Limited	4.28	-	-	3.03	-	-
	4.28	**-**	**-**	**3.03**	**-**	**-**
Year End Receivable						
Loan Receivable						
Vaikunt Housing Limited	145.07	-	-	138.47	-	-
Varenya Constructions Limited	1,567.89	-	-	1,435.49	-	-
Verge Realty Private Limited	-	-	-	-	-	-
Arihant Griha Limited	653.01	-	-	651.52	-	-
Vihaana Realty Private Limited	1,159.19	-	-	-	-	-
Arihant Spaces Private Limited	2.07	-	-	-	-	-
Kairav Developers Limited	-	570.21	-	-	498.82	-
Vilaya Properties LLP	-	-	-	-	-	62.91
Ivorylane Realty LLP	66.00	-	-	-	-	-
	3,593.23	**570.21**	**-**	**2,225.48**	**498.82**	**62.91**
Trade Receivable						
Arihant Griha Limited	180.10	-	-	180.10	-	-
Trasperent Heights Real Estate Limited	122.87	-	-	118.60	-	-
	302.97	**-**	**-**	**298.70**	**-**	**-**
Investment in Debentures						
Varenya Constructions Limited	1,978.61	-	-	1,978.61	-	-
Kairav Developers Limited	-	1,170.00	-	-	1,170.00	-
	1,978.61	**1,170.00**	**-**	**1,978.61**	**1,170.00**	**-**
Year End Payable						
Loan Payable						
Escapade Real Estates Private Limited	1,238.71	-	-	3,083.31	-	-
Verge Realty Private Limited	20.83	-	-	405.67	-	-
Vinyasa Realty Private Limited	1,802.64	-	-	-	-	-
Arihant Foundations & Housing	-	-	93.88	-	-	93.88
Arihant Foundations	-	-	218.81	-	-	218.81
Escapade Services LLP	-	-	-	-	-	90.29
Mr. Kamal Lunawath	-	-	1,000.64	-	-	1,225.25
Mr. Vimal Lunawath	-	-	13.65	-	-	12.59
Mr. Bharat Kumar Mangilal Jain	-	-	10.00	-	-	10.00
	3,062.18	**-**	**-**	**3,488.98**	**-**	**1,650.81**

35. FAIR VALUE MEASUREMENT

Fair value measurement hierarchy

The Company records certain financial assets and financial liabilities at fair value on a recurring basis. The Company determines fair values based on the price it would receive to sell an asset or pay to transfer a liability in an orderly transaction between market participants at the measurement date and in the principal or most advantageous market for that asset or liability.

The Company holds certain fixed income investments and other financial assets such as loans, deposits etc. which must be measured using the fair value hierarchy and related valuation methodologies. The guidance specifies a hierarchy of valuation techniques based on whether the inputs to each measurement are observable or unobservable. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the Company's assumptions about current market conditions. The fair value hierarchy also requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Financial assets and financial liabilities measured at fair value in the balance sheet are grouped into three Levels of fair value hierarchy. These levels are based on the observability of significant inputs to the measurement, as follows:

> **Level 1:** Quoted prices (unadjusted) in active markets for identical assets or liabilities;

> **Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly;

> **Level 3:** Unobservable inputs for the asset or liability.

The following table shows the Levels within the hierarchy of financial and non-financial assets and liabilities measured at fair value on a recurring basis at 31 March 2026, 31 March 2025:

	Date of valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
i) Assets measured at fair value:					
Fair value through other comprehensive income					
Investments					
2026	31 March 2026	210.88	6.26	204.62	-
2025	31 March 2025	210.88	6.26	204.62	-
Investment in mutual funds are valued based on the Net Asset Value (NAV) of the funds as at the year end. The NAV of the funds are provided by the fund management company at the end of each reporting year.					
ii) Liabilities measured at fair value:					
Financial guarantees					
2026	31 March 2026	-	-	-	-
2025	31 March 2025	-	-	-	-
The fair value of the financial guarantees are based on the credit risk associated with the guarantees extended and the maximum exposure that is expected to have on the event of default by the debtor.					
There have been no transfers between Level 1 and Level 2 during the year.					
ii) Liabilities measured at amortised cost:					
a) Interest-bearing loans and borrowings:					
Floating rate borrowings			Nil	Nil	
Fixed rate borrowings			18,027.13	10,549.46	
The fair values of the Company's interest-bearing borrowings and loans are determined under amortised cost method using discount rate that reflects the issuer's borrowing rate as at the end of the reporting period. These rates are considered to reflect the market rate of interest and hence the carrying value are considered to be at fair value.					

36. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS AND RESPECTIVE FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's principal financial liabilities comprise of loans and borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its and group companies operations. The Company's principal financial assets include loans, trade and other receivables, cash and short-term deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by the Group treasury team that advises on financial risks and the appropriate financial risk governance framework in accordance with the Company's policies and risk objectives. All derivative activities for risk management purposes are carried out by Group Treasury Team that have the appropriate skills, experience and supervision. It is the Group's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors review and agree on policies for managing each of these risks, which are summarised below.

a) Market risk

The Company is exposed to market risk through its use of financial instruments and specifically to currency risk, interest rate risk and certain other price risks, which result from both its operating and investing activities.

b) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates are managed by borrowing at fixed interest rates. During the year Company did not have any floating rate borrowings.

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

c) Credit risk

Credit risk is the risk that a counterparty fails to discharge an obligation to the Company. The Company is exposed to this risk for various financial instruments, for example trade receivables, placing deposits, investment in mutual funds etc. the Company's maximum exposure to credit risk is limited to the carrying amount of financial assets recognized at 31 March 2026, as summarised below:

Particulars	31 March 2026	31 March 2025
Classes of financial assets		
Investments	4,116.91	4,085.95
Trade receivables	7,841.63	5,078.01
Loan	4,865.86	3,456.31
Cash and bank balances	2,628.05	5,599.07
Other financial assets	**12,864.87**	**12,161.26**

The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls. The Company's policy is to transact only with counterparties who are highly creditworthy which are assessed based on internal due diligence parameters.

In respect of trade receivables, the Company is not exposed to any significant credit risk exposure to any single counterparty or any group of counterparties having similar characteristics. Based on historical information about customer default rates management consider the credit quality of trade receivables that are not past due or impaired to be good.

The credit risk for cash and cash equivalents, fixed deposits are considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

Other financial assets mainly comprises of security deposits which are given to land owners or other governmental agencies in relation to contracts executed and are assessed by the Company for credit risk on a continous basis.

d) Liquidity risk

Liquidity risk is that the Company might be unable to meet its obligations. The Company manages its liquidity needs by monitoring scheduled debt servicing payments for long-term financial liabilities as well as forecast cash inflows and outflows due in day-to-day business. The data used for analysing these cash flows is consistent with that used in the contractual maturity analysis below. Liquidity needs are monitored in various time bands, on a day-to-day and week-to-week basis, as well as on a monthly, quarterly, and yearly basis depending on the business needs. Net cash requirements are compared to available borrowing facilities in order to determine headroom or any shortfalls. This analysis shows that available borrowing facilities are expected to be sufficient over the lookout period.

The Company's objective is to maintain cash and marketable securities to meet its liquidity requirements for 30-day periods at a minimum. This objective was met for the reporting periods.

The Company considers expected cash flows from financial assets in assessing and managing liquidity risk, in particular its cash resources and trade receivables. The Company's existing cash resources and trade receivables significantly exceed the current cash outflow requirements. Cash flows from trade receivables are all contractually due within six months except for retention and long term trade receivables which are governed by the relevant contract conditions.

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, and short-term borrowings. The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company has access to a sufficient variety of sources of funding and debt maturing within 12 months can be rolled over with existing lenders.

37. EVENTS AFTER THE REPORTING PERIOD

Subsequent to the Balance Sheet date, the Warrant Holders have exercised their option to convert all the 8,96,873 outstanding Convertible Warrants into equal number of fully paid-up Equity Shares of INR 10/- each, by tendering the balance 75% consideration of INR 360/- per Warrant, aggregating to INR 32.29 Crore. The Board of Directors, accordingly, allotted 2,45,000 Equity Shares on May 09, 2026 (by Circular Resolution) and 6,51,873 Equity Shares on May 15, 2026. Consequently, the paid-up Equity Share Capital of the Company has increased from INR 9,96,56,240/- (99,65,624 Equity Shares) as on March 31, 2026 to INR 10,86,24,970/- (1,08,62,497 Equity Shares of INR 10/- each) as on the date of this report. In accordance with Ind AS 10 “Events after the Reporting Period”, the said warrant conversions constitute non-adjusting subsequent events, and no adjustment has been made to these financial results on account thereof.

38. CONTRIBUTION TOWARDS CORPORATE SOCIAL RESPONSIBILITY

Particulars		Year ended 31 March 2026	Year ended 31 March 2025
(a)	(i) Gross amount required to be spent by the Company	29	-
	(ii) Amount spent during the year (also, refer note 37(b))	29	-
	(iii) Amount unspent during the year	-	-

Notes to Standalone Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

(b) Amount spent during the financial year ended 31 March 2026 on:

Particulars	In cash	Yet to be paid in cash	Total
(i) Construction/ acquisition of any asset	-	-	-
(ii) On purposes other than as specified above	29	-	29

39. CONTINGENT LIABILITIES, COMMITMENTS AND GUARANTEES

Contingent liabilities

Particulars	As at 31-Mar-26	As at 31-Mar-25
i) The cases pending before the CIT Appeals of Income tax are as follows		
AY 2011-2012	71.83	71.83
ii) The cases pending before the High Court of Madras are as follows		
AY 2005-2006	53.24	53.24
AY 2007-2008	557.62	557.62
AY 2004-2005	13.72	13.72
AY 2005-2006	95.58	95.58
The cases pending before the GST First Appellate Authority		
FY- 2017-2018	92.16	92.16
FY- 2018-2019	90.47	90.47

iii) In continuation to inspection made u/s. 209A of the Companies Act, 1956; the proceedings filed u/s. 58A, 299 and 295 are under process. The Company has applied for compounding application for the same on 19.01.2015

40. SEGMENT REPORTING

The company is primarily in the business of real estate development and related activities including construction. Major exposure is to residential and commercial construction and development of IT parks. Further majority of the business conducted is within the geographic boundaries of India.

In view of the above, in the opinion of the Management and based on the organizational and internal reporting structure, the company's business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the Management, the environment in India is considered to have similar risks and returns. Consequently the company's business activities primarily represent a single business segment. Similarly, this business operations in India represent a single geographical segment.

41. Other previous year's figures have been regrouped or reclassified wherever necessary to conform with the current year's figures. The impact of such other reclassification / regrouping is not material to the standalone financial statements.

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

Devendra Kumar Bhandari
Partner
Membership No.: 208862
UDIN: 26208862POHWRI2244

Kamal Lunawath
Managing Director
DIN: 00087324

Vimal Lunawath
Whole Time Director / CFO
DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Independent Auditor's Report

To the Members of Arihant Foundations and Housing Limited

Report on the Audit of the Consolidated Financial Statements

OPINION

We have audited the accompanying consolidated financial statements of **Arihant Foundations and Housing Limited** ("hereinafter referred to as the Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint controlled entity as listed in PART A of Annexure 1, which comprise the Consolidated Balance Sheet as at March 31, 2026, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year ended and notes to the Consolidated Financial Statements on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

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

BASIS FOR OPINION

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group, and of its joint controlled entity in accordance with the Code of Ethics issued by the (ICAI) together with the independence requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No.	Key Audit Matter	Auditor's Response
1	Recognition, measurement, presentation and disclosures of revenues and other related balances in view of adoption of Ind AS 115 "Revenue from Contracts with customers"	**Key audit matter description** The application of new revenue standard involves certain key judgements relating to identification of distinct performance obligations , determination of transaction price of the identified performance obligations, the appropriateness of the basis used to measure revenue recognised over a period. Refer Note No: 2(g) to Consolidated financial statements. **Principal Audit Procedures** We assessed the Group's process to identify the impact of adoption of the new revenue accounting standard. Our audit approach is as follows: • Evaluated the design of internal controls relating to implementation of the new revenue accounting standard; • Testing of the design and implementation of controls involved for the determination of the estimates used as well as their operating effectiveness; • Testing the relevant information technology system's access and change management controls relating to contracts and related information used in recording and disclosing revenue in accordance with the new accounting standard; • Testing a sample of contracts for appropriate identification of performance obligations; • Engaging technical experts to review estimates of costs to complete for sample contracts; and • Performed analytical procedures for reasonableness of revenues disclosed by type and service offerings.

KEY AUDIT MATTERS (Contd.)

Sr. No.	Key Audit Matter	Auditor's Response
2	Evaluation of uncertain tax positions	**Key audit matter description** The Group has material uncertain tax positions including matters under dispute which involves significant judgement to determine the possible outcome of these disputes Refer Note no: 2(o) & (n) to Consolidated Financial Statements. **Principal Audit Procedures** Our procedures included the following: • Obtained understanding of key uncertain tax positions; • Obtained details of completed tax assessments and demands for the year ended March 31, 2026 from the management; • We along with our internal tax experts discussed with appropriated senior management and evaluated the Management's underlying key assumptions in estimating the tax provision; • Additionally, we considered the effect of new information in respect to uncertain tax positions as at March 31, 2026 to evaluate whether any change was required to management's position on these uncertainties.
3	Balance Confirmations From Vendors and Customers	The Company neither follows the practice of obtaining balance confirmation from Vendors and Customers on a period basis nor on Annual Basis. The absence of direct balance confirmation constitute departure from SA-505 External Confirmations. We have performed subsequent audit procedures on test check basis however we are unable to comment on the balances carried forward in the financial statements.
4	Compliance under Micro, Small and Medium Enterprises Development Act (MSME), 2006	The company is in process of identifying the Sundry Creditors under MSME Act, 2006. In absence of adequate documents we are unable to Verify and provide for Interest liability if any under MSME Act, 2006.

INFORMATION OTHER THAN THE CONSOLIDATED FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The Holding Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. Other information so far as it relates to the subsidiaries, joint controlled entity, is traced from their financial statements approved by the management and in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group, its joint controlled entity, are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group, and its joint controlled entity.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company and its subsidiary companies which are incorporated in India, has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements.

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

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

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

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

OTHER MATTERS

The Statement includes audited financial statement of a subsidiaries, whose financial statements reflect Group's share of total assets of ₹ 19,639.79 lakhs as at 31st March, 2026, Group's share of total revenues of ₹ 3287.44 Lakhs and Group's share of total net profit including other comprehensive income of ₹ 1602.92 lakhs for year ended on that date, respectively as considered in the Statement, which have been audited by their respective independent auditors. The independent auditors' reports on financial statements of these entities have been furnished to us by the Management, and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the reports of the such auditors and the procedures performed by us as stated in section Basis of Opinion above.

Our opinion on the consolidated financial statements is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial information certified by the Board of Directors.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

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

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

b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.

c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.

d) In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

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

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

g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

   In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

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

   i. The consolidated financial statements has disclosed the impact of pending litigations on its consolidated financial position of its Group and joint controlled entity.

   ii. Provision has been made in consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

   iii. While there has been no delay in transferring amounts, required to be transferred to the Investor Education and Protection Fund by the company, the related shares could not be transferred due to technical issues. We were informed that the company is taking necessary steps in this regard.

   iv. (a) The respective Managements of the Company and its subsidiaries which are companies incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their 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 or any of such subsidiaries to or in any other person or entity, outside the Group, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

   (b) The respective Managements of the Company and its subsidiaries which are companies incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company or any of such subsidiaries from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company or any of such subsidiaries shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

   (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us on the Company and its subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. Based on our examination which included test checks, performed by us on the Company and its subsidiaries incorporated in India, have used accounting software systems for maintaining their respective books of account for the financial year ended March 31, 2026 which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of audit, we have not come across any instance of the audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Parent Company and above referred subsidiary companies incorporated in India as per the statutory requirements for record retention.

l) With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the Company and its subsidiaries included in the consolidated financial statements of the Company, to which reporting under CARO is applicable, we report that the observations made in Key audit matters para for the holding company is equally applicable for the subsidiary companies.

For M/S B.P.JAIN AND Co.
Chartered Accountants
ICAI Firm Registration No.: 050105S

DEVENDRA KUMAR BHANDARI
Partner
Membership No.: 208862
UDIN: 26208862ZCDZXI4681

Place: Chennai
Date: 29-05-2026

Annexure "A"

To the Independent Auditor's Report

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Arihant Foundations and Housing Limited of even date)

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

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2026, we have audited the internal financial controls over financial reporting of **ARIHANT FOUNDATIONS AND HOUSING LIMITED** ("the Company") and its subsidiary companies and joint controlled entity, as of that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

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

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") 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 we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

i. Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

ii. 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 authorisations of management and directors of the company; and

iii. Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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 our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 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 M/S B.P.JAIN AND Co.
Chartered Accountants
ICAI Firm Registration No.: 050105S

DEVENDRA KUMAR BHANDARI
Partner
Membership No.: 208862
UDIN: 26208862ZCDZXI4681

Place: Chennai
Date: 29-05-2026

Annexure - 1

to Auditors' Report

List of Entities whose financials results are included in Consolidated Financial statements.

PART-A

List of Entities audited by BP Jain and Co.

1. Verge Realty Private Limited - Wholly Owned Subsidiary Company
2. Vihaana Realty Private Limited - Wholly Owned Subsidiary Company
3. Vinyasa Realty Private Limited - Wholly Owned Subsidiary Company
4. Arihant Spaces Private Limited (Erstwhile Known as Zenrai Developments Private Limited) – Wholly Owned Subsidiary.
5. Ivorylane LLP - Entity with Significant control
6. Veridion Realty LLP - Entity with Significant control

PART-B

List of Entities audited by Other auditors:

1. Arihant Griha Limited. - Wholly Owned Subsidiary Company
2. Vaikunt Housing Limited. - Wholly Owned Subsidiary Company
3. Varenya Constructions Limited. - Wholly Owned Subsidiary Company
4. Transparent Heights Real Estate Limited. - Wholly Owned Subsidiary Company
5. Escapade Real Estates Private Limited. - Step Down Subsidiary Company
6. Kairav Developers Ltd. - Joint Venture

Consolidated Balance Sheet

As at 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Note	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	955.53	853.95
Intangible assets	3	1.51	0.01
Leased assets	3.1	177.32	238.63
Goodwill	3.2	1,155.00	1,155.00
Financial assets			
(i) Investments	4	3,437.97	2,091.84
(ii) Trade receivables	5	2,329.20	2,335.41
(iii) Loans	6	40.79	1,273.94
(iv) Other financial assets	7	18,844.91	11,068.50
Deferred tax assets (net)	8	406.10	436.22
Other non - current assets	8.1	372.09	-
Total - Non-current assets (A)		**27,720.41**	**19,453.49**
Current assets			
Inventories	9	25,341.33	17,637.74
Financial assets			
(i) Investments	4	29,461.71	196.49
(ii) Trade receivables	5	7,573.58	3,872.67
(iii) Cash and cash equivalents	10	1,656.49	2,021.59
(iv) Bank balances other than those mentioned in cash and cash equivalents	10	2,130.80	5,078.30
(v) Loans	11	546.44	3,342.62
(vi) Other financial assets	7	1,101.43	1,768.18
Current tax asset (net)	12	84.63	383.15
Other current assets	13	6,163.80	4,364.07
Total - Current assets (B)		**74,060.22**	**38,664.80**
Total assets [(A)+(B)]		**1,01,780.64**	**58,118.30**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	14	996.56	996.56
Other equity	15	36,140.35	30,098.23
Non - controlling interests		-	-
Total equity (A)		**37,136.91**	**31,094.79**
Non-current liabilities			
Financial liabilities			
(i) Borrowings	16	32,612.53	11,963.45
(ii) Lease liabilities	16.1	77.67	150.66
Provisions	17	204.21	70.95
(i) Other non current liabilities	18	-	113.44
Total - Non-current liabilities (B)		**32,894.41**	**12,298.50**
Current liabilities			
Financial liabilities			
(i) Borrowings	16	15,081.50	2,732.31
(ii) Lease liabilities	16.1	73.72	66.14
(iii) Trade payables	19	5,189.54	4,574.17
(iv) Other financial liabilities	20	340.91	746.90
Other current liabilities	21	9,234.66	6,113.35
Provisions	17	12.10	37.49
Current tax liabilities (net)	21A	1,816.88	454.64
Total - current liabilities (C)		**31,749.31**	**14,725.01**
Total liabilities [(B)+(C)]		**64,643.73**	**27,023.51**
Total equity and liabilities [(A)+(B)+(C)]		**1,01,780.64**	**58,118.30**

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

Devendra Kumar Bhandari
Partner
Membership No.: 208862
UDIN: 26208862ZCDZXI4681

Kamal Lunawath
Managing Director
DIN: 00087324

Vimal Lunawath
Whole Time Director / CFO
DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Consolidated Statement of Profit and Loss

For the year ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Note	Year ended 31 March 2026	Year ended 31 March 2025
Revenue from operations	22	42,032.33	20,643.59
Other income	23	1,137.40	1,500.16
Total revenue		**43,169.73**	**22,143.74**
Expenses			
Construction and project expenses	24	36,823.83	17,206.26
Changes in inventories of finished goods, work in progress and stock-in-trade	25	(7,593.22)	(5,406.13)
Employee benefits expense	26	1,218.64	885.94
Finance costs	27	2,512.97	2,095.27
Depreciation and amortization expense	28	121.62	51.11
Other expenses	29	1,833.36	1,521.17
Total expenses		**34,917.20**	**16,353.63**
Share of profit/(loss) from equity accounted investments		**(11.68)**	**34.56**
Profit/ (Loss) before tax		**8,240.86**	**5,824.67**
Tax expense			
Current tax		(2,348.95)	(1,560.77)
Deferred tax		4.80	6.25
Profit/(Loss) for the year		**5,896.70**	**4,270.14**
Other comprehensive income			
Items that will not be reclassified to profit and loss			
- Re-measurement (losses) on defined benefit plans		8.76	(2.24)
- Income tax relating to items that will not be reclassified to profit and loss		(2.55)	0.62
Other comprehensive income for the year, net of tax		**6.21**	**(1.62)**
Total comprehensive income for the year		**5,902.91**	**4,268.54**
Profit attributable to:			
Owners of the Company		5,896.70	4,270.14
Non-controlling interest		-	-
		5,896.70	**4,270.14**
Other comprehensive income attributable to:			
Owners of the Company		6.21	(1.62)
Non-controlling interest		-	-
		6.21	**(1.62)**
Total comprehensive income attributable to:			
Owners of the Company		5,902.92	4,268.54
Non-controlling interest		-	-
		5,902.92	**4,268.54**
Earnings per equity share			
Basic (in INR) (Face value of INR 10 each)	30	59.17	46.88
Diluted (in INR) (Face value of INR 10 each)	30	59.17	46.88

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

Devendra Kumar Bhandari
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Managing Director
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Vimal Lunawath
Whole Time Director / CFO
DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Consolidated Statement of Cash flows

For the year ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
A. Cash flow from operating activities		
Profit before tax	8,240.86	5,824.67
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation and amortization expense	181.20	51.11
(Gain)/ Loss on sale of investments	-	-
Interest expenses	2,891.88	2,095.27
(Gain)/ Loss on sale of property, plant and equipment	(11.71)	-
Other non-operating income	(27.46)	-
Interest and dividend income	(1,416.67)	(1,500.16)
Other adjustments in reserves	147.66	(1.62)
Provisions	13.19	-
Share of profit/(loss) from equity accounted investments (unrealised)	1.34	-
Operating profit before working capital changes	**10,020.29**	**6,469.27**
Changes in assets and liabilities		
Adjustments for working capital changes		
(Increase) / decrease in inventories	(7,701.21)	(5,439.03)
(Increase) / decrease in trade receivables	(3,631.05)	802.46
(Increase) / decrease in other financial assets	(908.72)	(3,235.54)
(Increase) / decrease in other assets	423.71	125.54
(Increase) / decrease in other current tax assets	(0.01)	-
Increase / (decrease) in trade payables	(1,243.82)	(370.85)
Increase / (decrease) in long term provisions	26.85	(59.11)
Increase / (decrease) in other financial liabilities	5,877.37	(689.66)
Increase / (decrease) in other current liabilities	3,033.99	1,414.00
Cash generated from/(used) in operating activities	**5,897.40**	**(982.92)**
Direct taxes paid, net	(978.30)	(2,885.88)
Net cash flow generated from/(used) in operating activities	**4,919.11**	**(3,868.80)**
B. Cash flow from investing activities		
Purchase of property, plant and equipment	(1,742.97)	(224.12)
Sale of property, plant and equipment	16.00	323.75
Interest/ dividend received	1,416.67	1,500.16
Other non - operating income	27.46	-
Purchase of investment	(32,207.04)	1,277.00
Loans received back/(given)	12,784.03	1,303.91
Investment in deposits	2,947.37	(4,737.11)
Net cash flow generated/ (used in) from investing activities	**(16,758.48)**	**(556.40)**
C. Cash flow from financing activities		
(Loans repaid)/ fresh loans taken	14,006.44	425.31
Prepaid finance cost	338.53	-
Interest & finance charges	(2,870.70)	(2,095.27)
Share capital	-	136.56
Share premium	-	6,418.43
Money received against share warrants	-	1,076.25
Dividend paid	-	(86.00)
Net cash flow generated/ (used in) financing activities	**11,474.28**	**5,875.28**
D. Net change in cash and cash equivalents	**(365.10)**	**1,450.08**
E. Cash and cash equivalents at the beginning	2,021.59	571.51
F. Cash and cash equivalents at the end	**1,656.49**	**2,021.59**

Consolidated Statement of Cash flows

For the year ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Cash and cash equivalents include		
Cash on hand	125.26	107.83
Balances with banks		
- in current accounts	1,531.24	1,913.76
Cash and cash equivalents as per note 10	**1,656.49**	**2,021.59**

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

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DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Consolidated Statement of Changes in Equity

For the period ended 31 March 2026

(All amounts in INR Lakhs, unless otherwise stated)

A. EQUITY SHARE CAPITAL

Particulars	Amount
Balance as at 31 March 2025	**996.56**
Changes in equity share capital during the year	-
Balance as at 31 March 2026	**996.56**

B. OTHER EQUITY

Particulars	Reserves and surplus				Accumulated other comprehensive income	Total	Non - controlling interests
	General reserve	Securities premium	Share Warrants	Retained earnings			
Balances at March 31, 2025	**883.09**	**12,124.93**	**1,076.25**	**15,775.83**	**238.13**	**30,098.23**	**-**
Transfer from statement of profit and loss	-	-	-	5,896.70	-	5,896.70	-
Other comprehensive income for the year (net of tax)	-	-	-	-	6.21	6.21	-
Appropriations made during the year	-	-	-	(1.05)	-	(1.05)	-
Share Premium	-	-	-	-	-	-	-
Money received against share warrants	-	-	-	-	-	-	-
Dividends	-	-	-	-	-	-	-
Other adjustments	-	-	-	140.27	-	140.27	-
Equity Component of Debt Instrument	-	-	-	-	-	-	-
Balances at March 31, 2026	**883.09**	**12,124.93**	**1,076.25**	**21,811.75**	**244.34**	**36,140.35**	**-**

See accompanying notes to the Standalone Financial Statements

As per our report of even date attached

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
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Company Secretary
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Place: Chennai
Date: 29-05-2026

Place: Chennai
Date: 29-05-2026

Notes to Consolidated Financial Statements

For the year ended 31 March 2026 (All amounts in INR Lakhs, unless otherwise stated)

1. BACKGROUND

Arihant Foundations & Housing Limited (the "Company" or the "Holding Company") [Company Identification Number (CIN) L70101TN1992PLC022299] and its subsidiaries (together the "Group"), its joint ventures and an associate are engaged in the business of constructions of residential, commercial complexes and IT parks. The Company is a public limited company incorporated and domiciled in India and has its registered office at New No. 3 Old No. 25, Ganapathy Colony, 3rd Lane, Off, Cenotaph Rd, Teynampet, Chennai, Tamil Nadu 600018. Its shares are listed on BSE Limited. The Consolidated Financial Statements were approved for issue in accordance with a resolution passed by the Board of Directors of the Company on 29 May 2026.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a) Basis of preparation and presentation of financial statements

i) Accounting convention

The financial statements are prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Amendment Rules, 2016.

All amounts included in the financial statements are reported in Indian Rupees (₹).

ii) Basis of measurement

The financial statements have been prepared on an accrual basis and in accordance with the historical cost convention, unless otherwise stated. These financial statements comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act. All assets and liabilities are classified into current and non-current based on the operating cycle of less than twelve months or based on the criteria of realisation/ settlement within twelve months period from the balance sheet date.

iii) Principles of consolidation

Subsidiaries

Subsidiaries are all entities (including structured entities) over which the group has control. The group controls an entity when the group is exposed to, or has rights to variable returns from its involvement with the entity and has ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the group. They are deconsoliated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the group.

The group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances, and unrealised gain on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed wherever necessary to ensure consistency with the policies adopted by the group

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of equity and balance sheet respectively.

Associates

Associates are all entities over which the group has significant influence but not control or joint control. This is generally the case where the group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Joint arrangements

Under Ind As 111, Joint Arrangements, investments in joint arrangements are classified as either joint operations or joint ventures. The classifiaction depends on the contractual rights and obligations of each investors, rather than the legal structure of the joint arrangement. Arihant Foundations and Housing Limited has only joint ventures.

Interest in joint ventures are accounted for using the equity method, after initially being recognised at cost in the consoldated balance sheet.

Equity Method

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the group's share of the post-acquisition profits or losses of the investee in profit and loss and the group's share of other comprehensive income of the investee in the other comprehensive income. Dividends received or receivable from the associates and joint ventures are reccognised as a reduction in the carrying amount of investment.

When the group's share of losses in an equity-accounted investments equals or exceeds its interest in the equity, including any other unsecured long term receivables, the group does not recognise further losses unless it has incurred obligations or made payments on behalf of the other equity.

Unrealised gains on transactions between the group and its associates and joint ventures are eliminated to the extent of the group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the assets transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the group.

b) Use of estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The Group bases its estimates and assumptions on parameters available when the financial statements were prepared. Existing

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the group. Such changes are reflected in the assumptions when they occur.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the group that have the most significant effect on the financial statements.

Classification of leases

The group enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset's economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialised nature of the leased asset.

Recognition of deferred tax assets

The extent to which deferred tax assets can be recognised is based on an assessment of the probability that future taxable income will be available against which the deductible temporary differences and tax loss carry forward can be utilised. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.

Evaluation of indicators for impairment of assets

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets. In assessing impairment, management estimates the recoverable amount of each asset or cash generating units based on expected future cash flows and uses an interest rate to discount them. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate.

Recoverability of advances/ receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

Useful lives of depreciable/ amortisable assets

Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain items of property, plant and equipment.

Defined benefit obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management bases its assumptions on observable data as far as possible but this is not always available. In that case management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

c) Current versus non-current classification

The group presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The group has evaluated and considered its operating cycle as 12 months.

d) Property, plant and equipment

Property, plant and equipment are stated at cost, less accumulated depreciation and impairment, if any. Costs directly attributable to acquisition are capitalised until the property, plant and equipment are ready for use, as intended by management.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets and the cost of assets not put to use before such date are disclosed under 'Capital work-in-progress'. Subsequent expenditures relating to property, plant and equipment is capitalised only when it is probable that future economic benefits associated with these will flow to the group and the cost of the item can be measured reliably.

The cost and related accumulated depreciation are eliminated from the financial statements upon sale or retirement of the asset and the resultant gains or losses are recognised in the statement of profit and loss. Assets to be disposed off are reported at the lower of the carrying value or the fair value less cost to sell.

Notes to Consolidated Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

Property, plant and equipment [other than freehold land and lease hold land (perpetual lease)] are depreciated under straight line method ("SLM method") over the estimated useful lives of the assets, which are prescribed under Schedule II to the Companies Act, 2013.

Useful life adopted by the Group for various class of assets is as follows:

Assets	Useful Lives
Vehicles	
Motor cycle/Two Wheelers	8 Years
Motor cars	8 Years
On Furniture and fixtures	10 Years
On Office equipments	5 Years
On Computers & Accessories	3 years

The Group has evaluated the applicability of component accounting as prescribed under Ind AS 16 and Schedule II of the Companies Act, 2013, the management has not identified any significant component having different useful lives. Schedule II requires the Group to identify and depreciate significant components with different useful lives separately.

Depreciation methods, useful lives and residual values are reviewed periodically and updated at each financial year end.

e) Intangible assets

The Group has elected to continue with the carrying value for all of its intangible assets as recognized in its previous GAAP financial statements as deemed cost at the transition date, viz., 1 April 2016.

Intangible assets are recorded at the consideration paid for the acquisition of such assets and are carried at cost less accumulated amortisation and impairment. Advances paid towards the acquisition of intangible assets outstanding at each balance sheet date are disclosed as other non-current assets and the cost of intangible assets not ready for their intended use before such date are disclosed as intangible assets under development.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit and loss when the asset is derecognised.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

f) Impairment of property, plant and equipment and intangible assets

At each reporting date, the Group assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Group estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognised are accordingly reversed in the statement of profit and loss.

Intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

g) Revenue recognition

Revenue from projects

Revenue from sale of properties is recognised when it is probable that the economic benefits will flow to the Company and it can be reliably measured, which coincides with entering into a legally binding agreement. Revenue is measured at the fair value of the consideration received/ receivable net of rebate and taxes.

Revenue from sale of undivided share of land (UDS) in qualifying projects where the risks and rewards on the sale of the UDS are separable from the risks and rewards on the construction contract is recognized upon the transfer of all significant risks and rewards of ownership of such real estate, as per the terms of the contracts entered into with the buyers, which coincides with the firming of the sales contracts/ agreements and a minimum level of collection of dues from the customer.

Revenue from the sale of UDS on other projects where the risk and rewards on the sale of the UDS are not separable from the construction contracts and therefore do not qualify above are recognized on the percentage of completion method.

In accordance with the “Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable)” (guidance note) all projects where revenue is recognized for the first time, construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:

(a) all critical approvals necessary for the commencement have been obtained;

(b) the expenditure incurred on construction and development costs is not less than 25 percent of the total estimated construction and development costs;

(c) at least 25 percent of the saleable project area is secured by agreements with buyers; and

(d) at least 10 percent of the agreements are realized at the reporting date in respect of such contracts.

The Company has adopted Ind AS 115 “Revenue from Contracts with Customers” effective April 1, 2018. Ind AS 115 supersedes Ind AS 11 “Construction Contracts” and Ind AS 18 “Revenue”. The Company has applied Ind AS 115 using the modified retrospective method and the cumulative impact of transition to Ind AS 115 has been adjusted against the Retained earnings as at April 1, 2018. Accordingly, the figures of the previous year are not restated under Ind AS 115.

The Company recognises revenue from contracts with customers when it satisfies a performance obligation by transferring promised good or service to a customer. The revenue is recognised to the

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

extent of transaction price allocated to the performance obligation satisfied. Performance obligation is satisfied over time when the transfer of control of asset (good or service) to a customer is done over time and in other cases, performance obligation is satisfied at a point in time. For performance obligation satisfied over time, the revenue recognition is done by measuring the progress towards complete satisfaction of performance obligation. The progress is measured in terms of a proportion of actual cost incurred to-date, to the total estimated cost attributable to the performance obligation.

Transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring good or service to a customer excluding amounts collected on behalf of a third party. Variable consideration is estimated using the expected value method or most likely amount as appropriate in a given circumstance. Payment terms agreed with a customer are as per business practice and there is no financing component involved in the transaction price.

Costs to obtain a contract which are incurred regardless of whether the contract was obtained are charged-off in Profit & Loss immediately in the period in which such costs are incurred. Incremental costs of obtaining a contract, if any, and costs incurred to fulfil a contract are amortised over the period of execution of the contract in proportion to the progress measured in terms of a proportion of actual cost incurred to-date, to the total estimated cost attributable to the performance obligation.

Significant judgments are used in:

1. Determining the revenue to be recognised in case of performance obligation satisfied over a period of time; revenue recognition is done by measuring the progress towards complete satisfaction of performance obligation. The progress is measured in terms of a proportion of actual cost incurred to-date, to the total estimated cost attributable to the performance obligation.

2. Determining the expected losses, which are recognised in the period in which such losses become probable based on the expected total contract cost as at the reporting date.

Revenue from construction/ project related activity is recognised as follows:

1. Cost plus contracts: Revenue from cost plus contracts is recognized over time and is determined with reference to the extent performance obligations have been satisfied. The amount of transaction price allocated to the performance obligations satisfied represents the recoverable costs incurred during the period plus the margin as agreed with the customer.

2. Fixed price contracts: Contract revenue is recognised over time to the extent of performance obligation satisfied and control is transferred to the customer. Contract revenue is recognised at allocable transaction price which represents the cost of work performed on the contract plus proportionate margin, using the percentage of completion method. Percentage of completion is the proportion of cost of work performed to-date, to the total estimated contract costs.

Rental income

Income from rentals are recognized as an income in the statement of profit and loss on a straight-line basis over the lease term except where scheduled increase in rent compensates the Group with expected inflationary costs.

Interest income

Interest income is reported on an accrual basis using the effective interest method and is included under the head "other income" in the statement of profit and loss.

Dividend income

Income from dividends are recognized when the Group's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of the dividend can be measured reliably.

h) Inventories

Raw materials

Inventory includes raw materials used for the construction activity of the Group. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure, borrowing costs and other net costs incurred during the period of development.

Properties held for sale

Completed properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land, construction related overhead expenditure, borrowing costs and other costs incurred during the period of development.

Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition and other costs incurred to get the properties ready for their intended use.

i) Employee benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Ind AS 19, Employee Benefits.

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Defined contribution plan

The Group's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of project under development, as the case may be. The Group's contributions towards provident fund are deposited with a government administered fund, in accordance with Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

Defined benefit plan

(i) Gratuity

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets (if any). The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

The present value of the defined benefit obligation denominated in ₹ is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

Service cost on the Group's defined benefit plan is included in employee benefits expense. Employee contributions, all of which are independent of the number of years of service, are treated as a reduction of service cost. Net interest expense on the net defined benefit liability is included in finance costs.

Gains and losses through re-measurements of the defined benefit plans are recognized in other comprehensive income, which are not reclassified to profit or loss in a subsequent period.

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognized on the basis of the amount paid or payable for the period during which services are rendered by the employee.

j) Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

For arrangements entered into prior to 1 April 2016 (date of transition to Ind AS), the group has determined whether the arrangement contain lease on the basis of facts and circumstances existing on the date of transition.

Finance Lease

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Group is classified as a finance lease. Finance leases are capitalised at the commencement of the lease at fair value of the leased property or, if lower, at the present value of the minimum lease payments, each determined at the inception of the lease. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss.

A leased asset is depreciated on a straight-line basis over the useful life of the asset or the useful life, whichever is lower. However, if there is no reasonable certainty that the group will obtain the ownership by the end of the lease term, the capitalised asset is depreciated on a straight-line basis over the shorter of the estimated useful life of the asset or the lease period.

Operating Lease

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Group as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

k) Foreign currency transactions

Functional and presentation currency

The functional currency of the Group is the Indian Rupee (₹). These financial statements are presented in Indian Rupees (₹)

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in statement of profit or loss.

- Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the statement of profit and loss, within finance costs. All other foreign exchange gains and losses are presented in the statement of profit and loss on a net basis within other gains/(losses).

- Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

l) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

m) Government Grants

Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is adjusted against the cost of the depreciable asset, to which the grant relates to, on receipt of such subsidy.

n) Income taxes

Income tax expense comprises current and deferred income tax. Current and deferred tax is recognised in the statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date.

Deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognised as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised. The Group offsets current tax assets and current tax liabilities, where it has a legally enforceable right to setoff the recognised amounts and where it intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

o) Provisions and contingencies

Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or it cannot be measured with sufficient reliability. The Group does not recognise a contingent liability but discloses its existence in the financial statements.

Contingent assets

Contingent assets are neither recognised nor disclosed. However, when realisation of income is virtually certain, related asset is recognised.

p) Financial instruments

Financial assets

Initial recognition and measurement

Financial assets (other than trade receivables) are recognized when the Group becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through statement of profit and loss which are measured initially at fair value. Subsequent measurement of financial assets is described below. Trade receivables are recognized at their transaction price as the same do not contain significant financing component.

Subsequent measurement

For the purpose of subsequent measurement, financial assets are classified and measured based on the entity's business model for managing the financial asset and the contractual cash flow characteristics of the financial asset at:

a. Amortized cost

b. Fair Value Through Other Comprehensive Income (FVTOCI); or

c. Fair Value Through Profit or Loss (FVTPL)

All financial assets are reviewed for impairment at least at each reporting date to identify whether there is any objective evidence that a financial asset or a group of financial assets is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described below.

(i) Financial asset at amortised cost

Includes assets that are held within a business model where the objective is to hold the financial assets to collect contractual cash

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

flows and the contractual terms gives rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

These assets are measured subsequently at amortized cost using the effective interest method. The loss allowance at each reporting period is evaluated based on the expected credit losses for next 12 months and credit risk exposure. The Group shall also measure 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.

(ii) Financial assets at Fair Value Through Other Comprehensive Income (FVTOCI)

Includes assets that are held within a business model where the objective is both collecting contractual cash flows and selling financial assets along with the contractual terms giving rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. At initial recognition, the Group, based on its assessment, makes an irrevocable election to present in other comprehensive income the changes in the fair value of an investment in an equity instrument that is not held for trading. These elections are made on an instrument-by instrument (i.e., share-by-share) basis. If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, impairment gains or losses and foreign exchange gains and losses, are recognized in other comprehensive income. There is no recycling of the amounts from OCI to profit or loss, even on sale of investment. The dividends from such instruments are recognized in statement of profit and loss.

The fair value of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

The loss allowance at each reporting period is evaluated based on the expected credit losses for next 12 months and credit risk exposure. The Group shall also measure 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. The loss allowance shall be recognized in other comprehensive income and shall not reduce the carrying amount of the financial asset in the balance sheet.

(iii) Financial assets at Fair Value Through Profit or Loss (FVTPL)

Financial assets at FVTPL include financial assets that are designated at FVTPL upon initial recognition and financial assets that are not measured at amortized cost or at fair value through other comprehensive income. All derivative financial instruments fall into this category, except for those designated and effective as hedging instruments, for which the hedge accounting requirements apply. Assets in this category are measured at fair value with gains or losses recognized in statement of profit and loss. The fair value of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

The loss allowance at each reporting period is evaluated based on the expected credit losses for next 12 months and credit risk exposure. The Group shall also measure 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. The loss allowance shall be recognized in the statement of profit and loss.

De-recognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e. removed from the Group's standalone balance sheet) when:

a. The rights to receive cash flows from the asset have expired; or

b. The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement and either (i) the Group has transferred substantially all the risks and rewards of the asset, or (ii) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, loans and borrowings including financial guarantee contracts.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial

Notes to Consolidated Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109 Financial Instruments.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Group may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Group has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

This is the category most relevant to the Group. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

q) Impairment of financial assets

In accordance with Ind AS 109 Financial Instruments, the Group applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets.

The Group tracks credit risk and changes thereon for each customer. For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss.

ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity uses the remaining contractual term of the financial instrument.
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

The Group uses default rate for credit risk to determine impairment loss allowance on portfolio of its trade receivables

Trade receivables

The Group applies approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of receivables.

Other financial assets

For recognition of impairment loss on other financial assets and risk exposure, the Group determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

r) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

s) Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, as they are considered an integral part of the Company's cash management.

t) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Group is primarily engaged in the business of real estate development and related activities including construction which constitutes its single reportable segment.

u) Earnings/(Loss) per Share (EPS)

Basic EPS are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the Company (after adjusting for interest on the convertible preference shares, if any) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

v) Cash flow statement

Cash flows are reported using the indirect method, whereby profit/(loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future receipts or payments. In the cash flow statement, cash and cash equivalents includes cash in hand, balances with banks in current accounts and other short- term deposits with original maturities of 3 months or less, as applicable.

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

3. PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

Particulars	Property, plant and equipment								Intangible assets
	Land	Freehold Buildings	Leasehold Buildings	Furnitures and Fixtures	Plant and Equipment	Office Equipment	Vehicles	Total	Computer software
Balance as at 31 March 2025	**156.80**	**487.26**	**57.95**	**280.78**	**198.43**	**144.05**	**387.96**	**1,713.24**	**44.14**
Additions	-	-	-	17.11	25.65	47.07	137.74	227.57	1.53
Appropriation	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	234.39	104.00	95.60	85.77	519.76	44.13
Balance as at 31 March 2026	**156.80**	**487.26**	**57.95**	**63.51**	**120.07**	**95.52**	**439.93**	**1421.05**	**1.54**
Accumulated depreciation/ amortization									
Balance as at 31 March 2025	**-**	**127.98**	**19.16**	**245.98**	**112.22**	**119.41**	**234.54**	**859.29**	**44.13**
Depreciation/ amortization charge during the year	-	9.61	0.92	7.84	20.01	14.03	69.18	121.59	0.03
Reversal on disposal of assets	-	-	-	234.39	104.00	95.49	81.48	515.36	44.13
Balance as at 31 March 2026	**-**	**137.59**	**20.08**	**19.43**	**28.23**	**37.95**	**222.24**	**465.52**	**0.03**
Net block									
Balance as at 31 March 2025	**156.80**	**359.28**	**38.80**	**34.80**	**86.20**	**24.64**	**153.42**	**853.95**	**0.01**
Balance as at 31 March 2026	**156.80**	**349.67**	**37.88**	**44.07**	**91.84**	**57.57**	**217.69**	**955.53**	**1.51**

3.1 Leased Assets

The changes in the carrying value of leased assets for the year ended Mar 31, 2026 were as follows:

Particulars	Right to Use Plant & Machinery	Total
Gross carrying value as at 31st March 2025	**-**	**-**
Additions	238.63	238.63
Disposals/ adjustments	-	-
Gross carrying value as at 31st March 2026	**238.63**	**238.63**
Accumulated depreciation as at 31st March 2025	**1.66**	**-**
Depreciation charge for the year	59.66	-
Disposals/ adjustments	-	-
Accumulated depreciation as at 31st March 2026	**61.32**	**-**
Carrying value as at 31st March 2025	**238.63**	**238.63**
Carrying value as at 31st March 2026	**177.32**	**238.63**

3.2 Goodwill

The summary of changes in the carrying amount of goodwill is as follows:

Particulars	As at 31-Mar-26	As at 31-Mar-25
Goodwill on business transfer	1,155.00	1,155.00
Carrying value at the end	**1,155.00**	**1,155.00**

4. NON - CURRENT INVESTMENT

Financials assets

Particulars	As at 31-Mar-26	As at 31-Mar-25
Investment in equity instruments (fully paid-up)		
Unquoted - Non Trade		
i) Joint Controlled Entity		
Arihant Unitech Realty Projects Limited (5,00,000 Equity shares of ₹ 10/- each fully paid & 2,38,00,000 0.05% compulsorily convertible preference shares of Arihant Unitech Realty Projects Limited of ₹ 10 each.)	2,430.00	1,230.00

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

4. NON - CURRENT INVESTMENT (Contd.)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Mangalagiri Realty Projects Private Limited (2,72,210 Equity shares of ₹ 10/- each Fully Paid Up)	27.22	27.22
	2,457.22	**1,257.22**
Unquoted - Non Trade		
Investment in Debentures		
Mangalagiri Realty Projects Private Limited (1,77,394 Optionally Redeemable Convertible Debentures of ₹ 100/- each)	177.39	177.39
Super Chennai Marketing Private Limited (2,50,000 Compulsory Convertible Debentures of Rs.10/- each) (1,25,000 Compulsory Convertible Debentures of Rs.10/- each)	25.00	12.50
	202.39	**189.89**
Unquoted - Non Trade		
Investment in Partnership Firms		
Arihant Heirloom	632.62	623.36
CRS Properties	117.25	-
	749.87	**623.36**
Unquoted - Non Trade		
Investment in LLP		
KR Wind Energy LLP	0.03	0.03
Ivorylane Realty LLP	-	0.99
Veridion Realty LLP	-	0.99
Vilaya Properties LLP	6.38	4.00
Escapade Services LLP	5.00	5.00
Questiva Estates LLP	7.47	0.86
Canopy Living LLP	0.10	-
	18.98	**11.87**
Unquoted - Non Trade		
Other Investments		
North Town Estates Private Limited (11,500 Equity shares of ₹ 10/- each Fully Paid Up)	1.15	1.15
National Savings Certificate	0.05	0.05
Snazzy Megawatts Private Limited (1,000 Equity shares of ₹ 204/- each Fully Paid Up)	2.04	2.04
	3.24	**3.24**
(A)	**3,431.70**	**2,085.58**
Investments carried at fair value through other comprehensive income		
Investments in other companies (fully paid-up)		
Quoted - Non Trade		
Happy Homes Profin Limited (44,800 Equity shares of ₹ 10/- each Fully Paid Up)	0.0001	0.0001
Hindustan Construction Company Limited (500 Shares of ₹ 45.53 each Fully Paid Up)	0.23	0.23
IDBI Bank Limited (500 Shares of ₹ 156.20 each Fully Paid Up)	0.78	0.78
TVS Shriram Growth Fund	5.26	5.26
(B)	**6.26**	**6.26**
Grand Total (A+B)	**3,437.97**	**2,091.84**
Aggregate amount of:		
- Quoted investments and market value thereof;	6.26	6.26
- Unquoted investments	3,431.70	2,085.58
- Provision for diminution in value of investments other than temporary	-	-

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

4. CURRENT INVESTMENT

Particulars		As at 31-Mar-26	As at 31-Mar-25
Investments carried at fair value through other comprehensive income			
Investments in other companies (fully paid-up)			
Quoted- Non Trade			
Investments in Mutual Funds			
Aditya Birla Sun Life		30.01	80.61
ICICI Prudential Mutual Fund		3,817.24	
ICICI Prudential Mutual Fund Reserve 16 DSRA		212.33	
	(A)	**4,059.58**	**80.61**
Unquoted - Non Trade			
Investments in Firms / LLP			
Canopy Living LLP		17,874.66	
Escapade Services LLP		6,883.60	
Questiva Estates LLP		229.34	
Vilaya Properties LLP		59.58	
CRS Properties		-	115.88
Acksons Cold Forge		354.95	
	(B)	**25,402.13**	**115.88**
Grand Total (A+B)		**29,461.71**	**196.49**

5. TRADE RECEIVABLES (UNSECURED CONSIDERED GOOD, UNLESS STATED OTHERWISE)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
Trade receivables	2,329.20	2,335.41
	2,329.20	**2,335.41**
Current		
Trade receivables		
- exceeding six months	1,932.51	1,960.45
- less than six months	5,101.01	1,490.32
Debts due by related parties	540.06	421.89
	7,573.58	**3,872.67**

The carrying amount of the current trade receivable is considered a reasonable approximation of fair value as is expected to be collected within twelve months, such that the effect of any difference between the effective interest rate applied and the estimated current market rate is not significant.

All of the Company's trade receivables have been reviewed for indicators of impairment by the management and no receivables were found to be impaired.

Customer credit risk is managed based on the Company's established policy, procedures and control relating to customer credit risk management, pursuant to which outstanding customer receivables are regularly monitored by the management. Outstanding customer receivables are regularly monitored by the management to ensure the risk of credit loss is minimal. Credit quality of a customer is assessed based on historical information in relation to pattern of collections, defaults and credit worthiness of the customer.

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Trade Receivables ageing schedule as at 31st March, 2026

Particulars	Outstanding for the following periods from the due dates					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables - considered good	5,101.01	1,932.51	1,434.63	1,004.24	430.39	**9,902.78**
Undisputed trade receivables - considered doubtful	-	-	-	-		**-**
Disputed trade receivables - considered good	-	-	-	-		**-**
Disputed trade receivables - considered doubtful	-	-	-	-		**-**

Trade Receivables ageing schedule as at 31st March, 2025

Particulars	Outstanding for the following periods from the due dates					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables - considered good	1,490.32	1,960.45	1,378.65	965.05	413.59	**6,208.07**
Undisputed trade receivables - considered doubtful	-	-		-		**-**
Disputed trade receivables - considered good	-	-	-	-		**-**
Disputed trade receivables - considered doubtful	-	-	-	-		**-**

6. LOAN

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non Current		
(Unsecured, considered good)		
Loans to related parties (refer note 35)	(159.27)	-
Other parties	200.05	1,273.94
	40.79	**1,273.94**

7. OTHER FINANCIAL ASSETS

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
(Unsecured, considered good)		
Security deposits	14,279.60	7,392.60
Prepaid finance cost	1,009.04	1,849.89
Other advances	2,934.81	1,814.27
Other deposits	607.17	-
Fixed deposits with banks for more than 12 months	14.30	11.75
	18,844.91	**11,068.50**
Current		
Other deposits	159.84	173.51
Current maturities of loans to related parties	-	806.48
Interest receivable but not due	941.59	788.18
	1,101.43	**1,768.18**

There are no other financial assets due from directors or other officers of the Company. The carrying amount of the other financial assets are considered as a reasonable approximation of fair value.

Notes to Consolidated Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

8. DEFERRED TAX ASSETS (NET)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Net deferred tax assets	406.10	436.22
	406.10	**436.22**

8.1 Other non-current assets

Particulars	As at 31-Mar-26	As at 31-Mar-25
Prepaid finance cost	372.09	-
	372.09	**-**

9. INVENTORIES

Particulars	As at 31-Mar-26	As at 31-Mar-25
(valued at lower of cost and net realizable value)		
Work in progress	25,341.34	17,506.02
Project under development	-	131.73
	25,341.33	**17,637.74**

10. CASH AND BANK BALANCES

Particulars		As at 31-Mar-26	As at 31-Mar-25
Cash and cash equivalents			
Cash on hand		125.26	107.83
Balances with banks in current accounts		1,531.24	1,913.76
	(A)	**1,656.49**	**2,021.59**
Bank balances other than mentioned in cash and cash equivalents			
Deposit accounts		2,130.80	5,078.30
	(B)	**2,130.80**	**5,078.30**
	Total (A+B)	**3,787.29**	**7,099.89**

11. LOAN

Particulars	As at 31-Mar-26	As at 31-Mar-25
Current		
Other loans	495.62	3,342.62
Loans to related parties (refer note 35)	50.83	0.00
	546.44	**3,342.62**

12. CURRENT TAX ASSET (NET)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Income tax assets (net)	84.63	383.15
	84.63	**383.15**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

13. OTHER CURRENT ASSETS

Particulars	As at 31-Mar-26	As at 31-Mar-25
(Unsecured, considered good)		
Advance for immovable property	874.90	1,067.16
Balances with government authorities	491.28	141.00
Advance given to suppliers and others	3,958.17	2,950.79
Unaccrued selling expenses	501.13	-
Advance given to employees	71.78	55.84
Prepaid expenses	22.41	11.69
Other receivables	244.12	137.60
	6,163.80	**4,364.07**

14. EQUITY SHARE CAPITAL

Particulars	As at 31 March 2026		As at 31 March 2025	
	Number of Shares	Amount	Number of Shares	Amount
Authorized				
3,00,00,000 equity shares of Rs.10/- each	3,00,00,000	3,000.00	3,00,00,000	3,000.00
	3,00,00,000	**3,000.00**	**3,00,00,000**	**3,000.00**
Issued, subscribed and fully paid up (Beginning of the year)				
99,65,624 equity shares of Rs.10/- each fully paid up	99,65,624	996.56	-	-
86,00,000 equity shares of Rs.10/- each fully paid up	-	-	86,00,000	860.00
Issued, subscribed and fully paid up (Issued during of the year)				
13,65,624 equity shares of Rs.10/- each fully paid up	-	-	13,65,624	136.56
	99,65,624	**996.56**	**99,65,624**	**996.56**

a) Terms/ right attached to equity shares

The Company has issued only one class of equity shares having a face value of INR 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend, which can be approved by the Board of Directors.

In the event of liquidation, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

b) Issue of share warrants on preferential basis

The Company has also issued share warrants convertible into equity shares:

Particulars	Details
No. of warrants issued	8,96,873
Date of allotment	16-11-2024
Exercise price per warrant	INR 480
Amount received upfront (25%)	INR 10,76,24,760
Balance receivable on conversion	INR 32,28,74,280
Conversion period	Within 18 months from date of allotment

The Warrant Holders have exercised their option to convert all the 8,96,873 outstanding Convertible Warrants into equal number of fully paid-up Equity Shares of INR 10/- each, by tendering the balance 75% consideration of INR 360/- per Warrant, aggregating to INR 32.29 Crore. The Board of Directors, accordingly, allotted 2,45,000 Equity Shares on May 09, 2026 (by Circular Resolution) and 6,51,873 Equity Shares on May 15, 2026. Consequently, the paid-up Equity Share Capital of the Company has increased from INR 9,96,56,240/- (99,65,624 Equity Shares) as on March 31, 2026 to INR 10,86,24,970/- (1,08,62,497 Equity Shares of INR 10/- each) as on the date of this report.

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

c) Shareholders holding more than 5% of the aggregate shares in the company

Particulars	As at 31 March 2026		As at 31 March 2025	
	Number of shares	% holding	Number of shares	% holding
Equity Shares of ₹ 10 each				
Kamal Lunawath	14,57,600	14.63%	14,52,600	14.58%
Vimal Lunawath	13,99,900	14.05%	13,99,900	14.05%
Taj Foundation Private Limited	5,75,882	5.78%	6,90,000	6.92%
Siddartha Sacheti	6,89,467	6.92%	6,89,467	6.92%
Mithun Padam Sacheti	6,89,466	6.92%	6,89,466	6.92%
Barclays Wealth Trustees India Private Limited	6,82,812	6.85%	6,82,812	6.85%
Victory Financial Services Private Limited	6,82,307	6.85%	6,82,307	6.85%

d) There were no shares issued pursuant to contract without payment being received in cash, allotted as fully paid up by way of bonus issues and buy back of shares during the last 5 years immediately preceding 31 March 2026.

e) Capital management policies and procedures

For the purpose of the Group's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders plus its borrowings and cash credit facility, if any, less cash and cash equivalents as presented on the face of the balance sheet.

The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The amounts managed as capital by the Company for the reporting periods under review are summarized as follows:

Particulars	As at 31-Mar-26	As at 31-Mar-25
Borrowings	32,612.53	11,963.45
Cash and bank balances	3,787.29	7,099.89
Net debt (A)	**28,825.24**	**4,863.57**
Total equity (B)	**37,136.91**	**31,094.79**
Overall financing (A+B)	**65,962.15**	**35,958.35**
Gearing ratio	**44%**	**14%**

f) Shareholding of promoters

Particulars	As at 31 March 2026		As at 31 March 2025		% of Change during the year
	Number of shares	% of total shares	Number of shares	% of total shares	
Kamal Lunawath	14,57,600	14.63%	14,52,600	14.58%	0.05%
Vimal Lunawath	13,99,900	14.05%	13,99,900	14.05%	0.00%
Madhu Lunawath	2,50,000	2.51%	2,50,000	2.51%	0.00%
Mangi Lal Lunawath	2,50,000	2.51%	2,50,000	2.51%	0.00%
Kavita Lunawath	86,800	0.87%	86,800	0.87%	0.00%
Preethi Lunawath	61,700	0.62%	61,700	0.62%	0.00%
Esha Lunawath	56,000	0.56%	56,000	0.56%	0.00%
Meghna Lunawath	53,400	0.54%	53,400	0.54%	0.00%
Paresh Jagdish Bhatt	31,100	0.31%	31,100	0.31%	0.00%
Narendra Kumar Lunawath	20,100	0.20%	20,100	0.20%	0.00%
Piyush Bhatt	49,600	0.50%	25,100	0.25%	0.00%
Total	**37,16,200**	**37.29%**	**36,86,700**	**36.99%**	**0.05%**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

15. OTHER EQUITY

Particulars	As at 31-Mar-26	As at 31-Mar-25
Securities premium account		
Balance at the beginning of the year	12,124.93	5,706.50
Add: Movement during the year	-	6,418.43
Balance at the end of the year	**12,124.93**	**12,124.93**
Securities premium account is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.		
General reserve	**883.09**	**883.09**
Retained earnings		
Balance at the beginning of the year	15,775.83	11,459.77
Transfer from statement of profit and loss	5,896.70	4,270.14
Appropriations made during the year	(1.05)	131.92
Dividends	-	(86.00)
Other Adjustments	140.27	-
Balance at the end of the year	**21,811.75**	**15,775.83**
Accumulated other comprehensive income		
Balance at the beginning of the year	238.13	239.74
Movement during the year	6.21	(1.62)
Balance at the end of the year	**244.34**	**238.13**
Share Warrants		
Money received against share warrants	1,076.25	1,076.25
Total Other Equity	**36,140.35**	**30,098.23**

16. BORROWINGS

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
Secured		
Term loan		
- from bank	2,029.88	762.81
- from others	32,071.05	10,476.44
Secured debentures	-	-
	34,100.93	**11,239.24**
Less: Current maturities of long-term debt	(12,107.40)	(508.85)
(A)	**21,993.53**	**10,730.39**
Unsecured		
From others		
Loans from related parties	750.34	1,445.91
Debentures	11,087.00	-
Deposits	70.75	70.75
Other loan	286.01	386.01
Deferred income on loans	227.54	207.15
	12,421.65	**2,109.82**
Less: Current maturities of long-term debt	(1,802.64)	(876.76)
(B)	**10,619.00**	**1,233.06**
TOTAL (A+B)	**32,612.53**	**11,963.45**
Current		
Current maturities of long-term debt	15,081.50	2,732.31
	15,081.50	**2,732.31**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

Information regarding Borrowings

A. From Banks - Term Loans

Particulars	Interest Rate	Amount Outstanding	
		31 March 2026	31 March 2025
PUNJAB NATIONAL BANK **Sanctioned Amount:** ₹ 9,30,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 120 monthly instalments of ₹ 16,87,145/- each.	9.75%	514.90	52.83
YES BANK - Overdraft Facility **Sanctioned Amount:** ₹ 20,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** The facility has a tenure of 12 months, subject to annual review, and is repayable on demand. The loan carries interest at Repo Rate +3.75 per annum, payable monthly.	Repo +3.75%	1,112.99	-
HDFC BANK **Sanctioned Amount:** ₹ 1,11,53,862/- The vehicle loan is repayable in 60 monthly installments of ₹ 2,24,151/- starting from 22.09.2025 bearing an interest rate of 7.78% per annum	7.78%	100.37	-
ICICI BANK LIMITED			
ICICI BANK - Housing Loan **Security:** Secured against the flat for which the loan has been taken. **Sanctioned Amount:** ₹ 2,50,00,000/- (₹ 2,37,50,000/- withdrawn as on balance sheet date) **Repayment Terms:** 240 monthly variable instalments of ₹ 2,20,928/- starting on full withdrawal.	8.75%	237.50	237.50
ICICI BANK - Vehicle Loan **Security:** Secured against the vehicle for which the loan has been taken. **Repayment Terms:** 60 monthly instalments of ₹ 47,013/- starting from 10-05-2024.	9.40%	15.05	19.07
ICICI BANK LIMITED - Project Loan **Security:** Secured by way of exclusive mortgage on the company's project and exclusive charge on the future receivables of the project, all insurance proceeds (present and future), escrow accounts and the DSR account of the project. **Repayment Terms:** 24 monthly instalments commencing from the 15th day of the 25th month from the date of first disbursement (07-11-2024)	-	-	394.21
HDFC BANK **Vehicle Loan** **Security:** Secured against the vehicle for which the loan has been taken. **Repayment Terms:** 60 monthly instalments of ₹ 1,23,099/- starting from 12-03-2025.	8.53%	49.06	59.19
Total	**(A)**	**2,029.88**	**762.81**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

B. Others - Term Loans

from others

Particulars	Interest Rate	Amount Outstanding As at 31 March 2026	Amount Outstanding As at 31 March 2025
HINDUJA LEYLAND FINANCE LIMITED **Loan 1** **Security:** Secured against the properties for which the loan has been taken. **Repayment Terms:** 120 monthly variable instalments of ₹ 4,20,802/- starting from 20-03-2023.	11.50%	184.35	204.74
Loan 2 **Sanctioned Amount:** ₹ 7,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 120 equated monthly instalments.	11.50%	663.83	700.00
Loan 3 **Sanctioned Amount:** ₹ 5,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	495.50	-
Loan 4 **Sanctioned Amount:** ₹ 10,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	391.00	-
Loan 5 **Sanctioned Amount:** ₹ 10,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	991.00	-
Loan 6 **Sanctioned Amount:** ₹ 10,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	991.00	-
Loan 7 **Sanctioned Amount:** ₹ 11,15,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	669.74	-
Loan 8 **Sanctioned Amount:** ₹ 6,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. **Repayment Terms:** 120 equated monthly instalments.	11.50%	617.43	-

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

B. Others - Term Loans (Contd.)

Particulars	Interest Rate	Amount Outstanding	
		As at 31 March 2026	As at 31 March 2025
Secured Non-Convertible Debentures (NCDs) The Company has entered into a term sheet with ICICI Prudential Asset Management Company Limited for issuance of secured, unlisted, unrated Non-Convertible Debentures aggregating up to ₹ 100.00 crore. The debentures carry a coupon of 12.50% per annum, payable monthly, and are repayable over a period of 30 months in staggered instalments of 40%, 30% and 30% at the end of the 18th, 24th and 30th months, respectively. The facility is secured by a mortgage over the project land, charge on project cash flows, personal guarantees of the promoters, and charge over the Interest Service Reserve Account (ISRA). The proceeds are to be utilized primarily for repayment of existing borrowings and general corporate purposes.	12.50%	9,657.00	-
BAJAJ FINANCE LIMITED			
Loan 1 **Loan Amount:** ₹ 15,75,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company. Further, the loan has been guaranteed by way of personal guarantee of the directors of the company. **Repayment Terms:** 152 instalments of varying EMI starting from 02-08-2015. 37 instalments are outstanding as on the balance sheet date.	15.10%	21.25	30.13
Loan 2 **Loan Amount:** ₹ 1,25,00,000 **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company. Further, the loan has been guaranteed by way of personal guarantee of the directors of the company. **Repayment Terms:** 148 EMIs of ₹ 1,66,075/- each, starting from 02-09-2015. 33 instalments are outstanding as on the balance sheet date.	15.10%	30.62	45.11
Term Loan 1 **Security:** Term loan with drop line OD facility mortgage against certain immovable properties. OD sanctioned limit is ₹ 1.65 crores. **Repayment Terms:** Total loan repayable in 180 equated monthly instalments with balance EMI payable: 103.	14.95%	-	81.01
Term Loan 2 **Security:** Term loan with drop line OD facility mortgage against certain immovable properties. **Repayment Terms:** Total loan repayable in 159 equated monthly instalments.	15.00%	0.98	169.00
TATA CAPITAL HOUSING FINANCE LIMITED			
Loan 1: **Sanctioned Amount:** ₹ 45,00,00,000/- **Withdrawn Amount:** ₹ 29,50,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 24 monthly instalments of ₹ 1,87,50,000/-	12.00%	-	792.20

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

B. Others - Term Loans (Contd.)

Particulars	Interest Rate	Amount Outstanding	
		As at 31 March 2026	As at 31 March 2025
Loan 2: **Sanctioned Amount:** ₹ 10,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** 24 instalments of ₹ 41,66,667/-	13.20%	418.30	800.00
Loan 3: **Sanctioned Amount:** ₹ 135,00,00,000/- **Amount Disbursed:** ₹ 100,00,00,000/- **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Directors of the company. **Repayment Terms:** 84 instalments	11.60%	9,997.00	-
Banyan Ventures & Investment Private Limiteed			
Sanctioned Amount: ₹ 50,00,00,000/- **Security:** Secured by way of equitable mortgage on immovable properties owned by the company and hypothecation of project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Directors of the company. **Repayment Terms:** 18 instalments	14.50%	5,000.00	-
ADITYA BIRLA FINANCE LIMITED			
Project Vayu, Perungudi **Sanctioned Amount:** ₹ 25,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Vayu, Perungudi and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 48 months with moratorium of 30 months and repayable in 18 equal instalments.	12.20%	1,355.56	1,525.00
Project Vanya Vilas, Hunters Road **Sanctioned Amount:** ₹ 22,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Vanya Vilas, Hunters Road and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 36 months with moratorium of 18 months and repayable in 18 equal instalments.	12.00%	-	750.99
Project Vipassana, Srinagar Colony: **Sanctioned Amount:** ₹ 15,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Vipassana, Srinagar Colony and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 36 months with moratorium of 18 months and repayable in 18 equal instalments.	12.00%	-	1,064.14

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

B. Others - Term Loans (Contd.)

Particulars	Interest Rate	Amount Outstanding	
		As at 31 March 2026	As at 31 March 2025
Project Reserve 16, Pattipulam **Sanctioned Amount:** ₹ 55,00,00,000/- **Security:** Secured by way of exclusive mortgage on Project Reserve 16, Pattipulam and exclusive charge on future receivables, escrow accounts and DSR account of the said project. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Repayment Terms:** Total loan tenure 48 months with moratorium of 36 months and repayable in 12 equal instalments.	13.75%	-	3,693.75
SUNDARAM HOME FINANCE LIMITED **Security:** Secured by way of equitable mortgage on certain immovable properties owned by the company and hypothecation of certain project receivables. Further, the loan has been guaranteed by way of personal guarantee of the Managing Director of the company. **Sanctioned Amount:** ₹ 1,99,00,000/- **Repayment Terms:** 195 monthly instalments of ₹ 2,24,935	11.45%	180.28	187.21
KOTAK MAHINDRA PRIME LIMITED **Vehicle Loan** **Security:** Secured against the vehicle for which the loan has been taken. **Repayment Terms:** Sixty monthly instalments of ₹ 24,708/- starting from 13-11-2024.	8.96%	9.05	11.09
OTHERS **Security:** Secured against the asset/ property for which the loan has been obtained	9% to 15%	397.16	422.07
Total	**(B)**	**32,071.05**	**10,476.44**
Grand Total		**34,100.93**	**11,239.25**

C. Unsecured Debentures

Particulars	Interest Rate	Amount Outstanding	
		31 March 2026	31 March 2025
During the financial year, the Company raised funds through the issuance of **Unlisted, Unsecured, Redeemable, Non-Convertible Debentures (NCDs)** by way of a private placement in accordance with the provisions of the Companies Act, 2013 and applicable rules thereunder. The issue comprised 110 Unlisted, Unsecured, Redeemable Non-Convertible Debentures having a face value of ₹ 1,00,00,000 each, aggregating to ₹ 110.00 crore. The debentures were issued pursuant to the approval of the Board of Directors and the execution of the Securities Subscription Agreement and related transaction documents. The proceeds from the issue are intended to be utilised primarily towards land acquisition, project development and other general corporate purposes, in accordance with the terms of the transaction documents.	IRR @ 18%		
MAA Creations Private Limited Number Debentures - 55 Face Value - ₹ 1,00,00,000 per debenture		5,500	-
Profitex Shares & Securities Private Limited Number Debentures - 55 Face Value - ₹ 1,00,00,000 per debenture		5,500	-

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

16.1 Lease Liabilities

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
Lease liabilities	77.67	150.66
	77.67	**150.66**
Current		
Lease liabilities	73.72	66.14
	73.72	**66.14**

17. PROVISIONS

Particulars	As at 31-Mar-26	As at 31-Mar-25
Non-current		
Provisions for employee benefits		
Gratuity	204.21	70.95
	204.21	**70.95**
Current		
Provisions for employee benefits	12.10	37.49
Gratuity	**12.10**	**37.49**

a) Provision for employee benefits

i) Gratuity

Gratuity is payable to all the eligible employees at the rate of 15 days salary for each year of service. In accordance with applicable Indian laws, the Company provides for gratuity, a defined benefit retirement plan ("the Gratuity Plan") covering eligible employees. The Gratuity Plan provides for a lump sum payment to vested employees on retirement (subject to completion of five years of continuous employment), death, incapacitation or termination of employment that are based on last drawn salary and tenure of employment. Liabilities with regard to the Gratuity Plan are determined by actuarial valuation on the reporting date.

The following table sets out the funded status of the Gratuity Plan and the amounts recognized in the financial statement:

Principal actuarial assumptions used	As at 31-Mar-26	As at 31-Mar-25
a) Discount rate	8.25%	7.05%
b) Long-term rate of compensation increase	12%	12%
c) Attrition rate	1%	1%

The estimates of rate of escalation in salary considered in actuarial valuation takes into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary. The discount rate is based on the prevailing market yields of Indian government securities as at the balance sheet date for the estimated term of the obligations.

18. OTHER NON CURRENT LIABILITIES

Particulars	As at 31-Mar-26	As at 31-Mar-25
Other payables	-	113.44
	-	**113.44**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

19. TRADE PAYABLES

Particulars	As at 31-Mar-26	As at 31-Mar-25
Current		
Dues to micro and small enterprises*	53.30	27.51
Dues to others	5,136.25	4,546.66
	5,189.54	**4,574.17**

* There are no micro and small enterprises, as defined under the provisions of Micro, Small and Medium Enterprises Development Act 2006, to whom the Company owes dues as at the reporting date. The micro and small enterprises have been identified by the management on the basis of information available with the Company and have been relied upon by the auditors.

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

Particulars	Outstanding for the following periods from the due dates				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	53.30	-	-	-	**53.30**
Others	4,109.00	1,027.25		-	**5,136.25**
Disputed dues - MSME	-	-	-	-	**-**
Disputed dues - Others	-	-	-	-	**-**

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

Particulars	Outstanding for the following periods from the due dates				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	27.51	-	-	-	**27.51**
Others	3,637.33	909.33	-	-	**4,546.66**
Disputed dues - MSME	-	-	-	-	**-**
Disputed dues - Others	-	-	-	-	**-**

20. OTHER FINANCIAL LIABILITIES

Particulars	As at 31-Mar-26	As at 31-Mar-25
Current		
Interest accrued but not due	221.70	619.75
Statutory dues payable	6.91	7.29
Employee dues payable	77.71	77.71
Other payables	34.59	42.16
	340.91	**746.90**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

21. OTHER CURRENT LIABILITIES

Particulars	As at 31-Mar-26	As at 31-Mar-25
Statutory dues	276.85	427.72
Advance from customers and for projects	8,010.72	4,818.04
Revenue received in advance	1.01	12.89
Other payables	876.39	854.69
Interest accrued but not due	69.69	-
	9,234.66	**6,113.35**

21.A CURRENT TAX LIABILITIES (NET)

Particulars	As at 31-Mar-26	As at 31-Mar-25
Provision for taxation (net of advance tax)	1,816.88	454.64
	1,816.88	**454.64**

22. REVENUE FROM OPERATIONS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Sales	41,199.67	19,877.95
Other operating revenues	832.67	765.64
TOTAL	**42,032.33**	**20,643.59**

23. OTHER INCOME

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Interest on fixed deposit	200.39	62.63
Interest on NCD, loan or others	23.95	88.53
Interest income - INDAS	865.65	1,164.93
Interest on IT refund	2.08	-
Commission received	-	-
Profit from property, plant & equipment	11.60	98.13
Profit on sale of investment	27.46	82.84
Miscellaneous income	6.27	3.11
Share of profit from partnership firm/ LLP	-	34.56
	1,137.40	**1,500.16**

24. CONSTRUCTION AND PROJECT EXPENSES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Construction and project expenses	14,150.51	-
Cost of land	543.20	5,475.73
Cost of constructed properties	-	347.38
Materials	2,726.29	1,185.77
Labour & sub-contract expenses	14,277.09	7,880.86
Approvals	199.92	-
Legal expenses	24.10	78.93

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

24. CONSTRUCTION AND PROJECT EXPENSES (Contd.)

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Marketing expenses	424.42	210.88
Consultancy charges	133.05	206.59
Interest charges and other finance costs related to projects	3,176.03	1,385.51
Cost of plots and plot development right	-	30.29
Other project expenses	1,169.20	404.32
	36,823.83	**17,206.26**

25. CHANGES IN INVENTORIES OF MATERIALS, WORK- IN-PROGESS AND FINISHED GOODS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
a. Inventories at the beginning of the year		
i. Raw materials	-	-
ii. Work-in-progress	17,515.42	12,161.33
iii. Finished goods	-	-
	17,515.42	**12,161.33**
b. Inventories at the end of the year		
i. Raw materials	-	-
ii. Work-in-progress	25,108.64	17,567.45
iii. Finished goods	-	-
	25,108.64	**17,567.45**
Net (increase)/decrease	**(7,593.22)**	**(5,406.13)**

26. EMPLOYEES BENEFIT EXPENSES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Salaries and wages	1,122.01	824.55
Contribution to provident and other funds	68.99	45.99
Staff welfare	27.64	15.41
	1,218.64	**885.95**

27. FINANCE COSTS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Interest on term & unsecured loan	689.78	680.39
Interest expenses - INDAS	1,712.03	1,371.20
Bank charges	0.01	-
Processing charges	104.07	43.68
Credit ratings	6.50	-
Professional charges	0.59	-
	2,512.97	**2,095.27**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026

(All amounts in INR Lakhs, unless otherwise stated)

28. DEPRECIATION AND AMORTIZATION

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Depreciation of assets (also, refer note 3)	121.62	51.11
	121.62	**51.11**

29. OTHER EXPENSES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Power & fuel	34.81	30.05
Rent	85.82	122.04
Rates & taxes	90.19	37.70
Advertisement & business promotion	166.74	238.41
Legal, professional & consultancy charges	429.85	244.63
Travelling & conveyance	12.81	10.40
Repairs and maintenance:		
- Repairs & office maintenance	420.95	556.84
- Vehicle maintenance	0.98	1.64
Telephone, postage, printing & stationery	12.75	11.03
Donation	1.50	3.25
Audit fees		
- For statutory audit (Also refer note 31)	16.42	18.15
Share of loss from partnership firm/ LLPs	11.68	-
Miscellaneous expense	313.83	142.26
Bank charges	0.02	1.01
Marketing expenses	168.81	89.73
IT support services	4.83	-
CSR activity	73.05	14.04
	1,845.04	**1,521.17**

30. EARNINGS PER EQUITY SHARE (EPS)

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
For Profit for the year	**5,896.70**	**4,270.14**
Nominal value of equity shares	10.00	10.00
Profit attributable to equity shareholders (A)	5,896.70	4,270.14
Weighted average number of equity shares outstanding during the year (B)	99,65,624.00	91,08,835.00
Basic earnings per equity share (A/B) (in ₹)	**59.17**	**46.88**
Diluted earnings per equity share (A/B) (in ₹)	**59.17**	**46.88**

31. REMUNERATION TO AUDITORS

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
As Auditor		
Statutory audit	16.42	18.15
Total	**16.42**	**18.15**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

32. FINANCIAL ASSETS AND LIABILITIES

Categories of financial assets and financial liabilities

Particulars	Financial assets at fair value through profit and loss	Financial assets at fair value through other comprehensive income	Financial assets at amortised cost	Total
As at 31 March 2026				
Financial assets				
Investments	-	183.66	3,089.90	3,273.55
Loans	587.23	-	-	587.23
Trade receivables	-	-	9,902.78	9,902.78
Cash and bank balances	-	-	1,656.49	1,656.49
Other bank balances	-	-	2,130.80	2,130.80
Other financial assets	18,844.91	-	1,101.43	19,946.35
	19,432.15	**183.66**	**17,881.40**	**37,497.21**

Particulars	Financial liabilities at fair value through profit and loss	Financial liabilities at fair value through other comprehensive income	Financial liabilities at amortised cost	Total
As at 31 March 2026				
Financial liabilities				
Trade payables	-	-	5,189.54	5,189.54
Borrowings	821.09	-	46,872.95	47,694.04
Other financial liabilities	77.71	-	263.20	340.91
	898.80	**-**	**52,325.69**	**53,224.49**

Particulars	Financial assets at fair value through profit and loss	Financial assets at fair value through other comprehensive income	Financial assets at amortised cost	Total
As at 31 March 2025				
Financial assets				
Investments	-	183.66	1,880.63	2,064.28
Loans	4,616.56	-		4,616.56
Trade receivables	-	-	6,208.07	6,208.07
Cash and bank balances	-	-	2,021.59	2,021.59
Other bank balances	-	-	5,078.30	5,078.30
Other financial assets	11,068.50	-	1,768.18	12,836.67
	15,685.05	**183.66**	**16,956.76**	**32,825.47**

Particulars	Financial liabilities at fair value through profit and loss	Financial liabilities at fair value through other comprehensive income	Financial liabilities at amortised cost	Total
As at 31 March 2025				
Financial liabilities				
Trade payables	-	-	4,574.17	4,574.17
Borrowings	1,516.66	-	9,595.45	11,112.11
Other financial liabilities	77.71	-	669.20	746.90
	1,594.37	**-**	**14,838.82**	**16,433.19**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

33. LEASES

Particulars	Year ended 31-Mar-26	Year ended 31-Mar-25
Operating lease commitments - as lessee		
Total lease payments charged off to the statement of profit and loss	85.82	122.04

34. ADDITIONAL INFORMATION, AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013, OF ENTERPRISES CONSOLIDATED AS SUBSIDIARIES/ASSOCIATES/JOINT VENTURES.

Name of the Enterprise	Net Assets, i.e Total Assets Minus Total Liabilities			
	As at March 31,2026		As at March 31,2025	
	As % of Consolidated Net Assets	Amount (in Lakh)	As % of Consolidated Net Assets	Amount (in Lakh)
Parent				
Arihant Foundations and Housing Limited	81.98%	30,444.00	87.56%	27,226.00
Subsidiary (Indian)				
Arihant Griha Limited	0.37%	138.00	0.40%	125.00
Vaikunt Housing Limited	0.00%	(1.00)	(0.01%)	(2.00)
Varenya Constructions Limited	(6.00%)	(2,230.00)	(6.73%)	(2,091.00)
Transperent Heights Real Estate Limited	0.01%	2.00	(0.01%)	(4.00)
Verge Realty Private Limited	3.87%	1,438.00	3.64%	1,131.00
Escapade Real Estates Private Limited	16.99%	6,308.00	14.67%	4,561.00
Vihaana Realty Private Limited	0.01%	4.00	0.00%	0.00
Vinyasa Realty Private Limited	2.46%	912.61	0.00%	0.00
Arihant Spaces Private Limited	0.00%	(1.58)	0.00%	-
Ivorylane Realty LLP	0.00%	0.48	-	-
Veridion Realty LLP	0.00%	0.77	-	-
Joint Venture				
Kairav Developers Limited	0.84%	313.00	1.09%	339.00
Inter company and consolidation adjustments	(0.52%)	(193.00)	(0.61%)	(191.00)
Grand Total	**100%**	**37,137.00**	**100%**	**31,094.80**

35. RELATED PARTIES

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies [Accounting Standards] Rules 2015 has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

A. Joint Ventures

a) Limited Liability Partnership

Name of Investee	Principal place of business	Profit sharing ratio	
		31-03-2026	31-03-2025
Canopy Living LLP	India	50%	50%
Escapade Services LLP	India	50%	50%
Questiva Estates LLP	India	50%	50%
Vilaya Properties LLP	India	50%	50%

B. Associates

a) Partnership Firms

Name of Investee	Principal place of business	Holding as at [in %]	
		31-03-2026	31-03-2025
Acksons Cold Forge	India	45%	45%
Arihant Foundations	India	4.5%	4.5%

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

a) Partnership Firms (Contd.)

Name of Investee	Principal place of business	Holding as at [in %]	
		31-03-2026	31-03-2025
Arihant Foundations & Housing	India	3.5%	3.5%
Arihant Heirloom	India	49%	49%

C. Other related parties

a) Companies, partnership firms/ LLP in which certain directors/ KMP and their relatives are interested:

Name of Investee	Principal place of business
Vrikodara Realtors Private Limited	India
Lusso Terra Infra Private Limited	India
Haddows Projects Private Limited	India
Skyspan Projects LLP	India

b) Key management personnel (KMP):

Key Management Personnel and their relatives	Relationship
Mr. Kamal Lunawath	Chairman and Managing Director
Mr. Vimal Lunawath	Whole time Director/ Chief Financial Officer
Mr. Bharat Kumar Mangilal Jain	Whole time Director
Mr. Karan Bhasin	Non-Executive - Independent Director
Mr. Prateek Khicha	Non-Executive - Independent Director
Mr. Gunalan Vivekanandan	Non-Executive - Independent Director
Mrs. Shruti Suresh Kumar	Non-Executive - Independent Director
Mr. Arun Abraham Rajan	Chief Executive Officer
CS Mary Belinda Jyotsna	Company Secretary & Compliance Officer

e) Details of Related Party Transactions

Nature of Transactions	For the Year ended March 31, 2026			For the Year ended March 31, 2025		
	Significant influence entities	Joint Ventures	Other related parties	Significant influence entities	Joint Ventures	Other related parties
Expenses						
Remuneration						
Mr. Kamal Lunawath	-	-	96.00	-	-	60.00
Mr. Vimal Lunawath	-	-	96.00	-	-	60.00
Mr. Bharat Kumar Mangilal Jain	-	-	21.00	-	-	18.00
	-	**-**	**213.00**	**-**	**-**	**138.00**
Interest Expenses						
Mr. Kamal Lunawath	-	-	157.42	-	-	142.35
Mr. Vimal Lunawath	-	-	4.25	-	-	21.47
	-	**-**	**161.66**	**-**	**-**	**163.82**
Other Transactions						
Loan Received						
Mr. Kamal Lunawath	-	-	1,282.28	-	-	1,987.36
Mr. Vimal Lunawath	-	-	234.90	-	-	163.35
	-	**-**	**1,517.18**	**-**	**-**	**2,150.71**
Loan Repaid						
Mr. Kamal Lunawath	-	-	1,648.56	-	-	1,916.10
Mr. Vimal Lunawath	-	-	237.66	-	-	467.59
	-	**-**	**1,886.22**	**-**	**-**	**2,383.70**

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

35. RELATED PARTIES (Contd.)

Nature of Transactions	For the Year ended March 31, 2026			For the Year ended March 31, 2025		
	Significant influence entities	Joint Ventures	Other related parties	Significant influence entities	Joint Ventures	Other related parties
Year End Receivable						
Loan Receivable						
Vilaya Properties LLP	-	-	66.00	-	-	62.91
	-	**-**	**66.00**	**-**	**-**	**62.91**
Year End Payable						
Loan Payable						
Arihant Foundations & Housing	-	-	93.88	-	-	93.88
Arihant Foundations	-	-	218.81	-	-	218.81
Escapade Services LLP	-	-	-	-	-	90.29
Mr. Kamal Lunawath	-	-	1,000.64	-	-	1,225.25
Mr. Vimal Lunawath	-	-	13.65	-	-	12.59
Mr. Bharat Kumar Mangilal Jain	-	-	10.00	-	-	10.00
	-	**-**	**1,336.98**	**-**	**-**	**1,650.81**

36. FAIR VALUE MEASUREMENT

Fair value measurement hierarchy

The Company records certain financial assets and financial liabilities at fair value on a recurring basis. The Company determines fair values based on the price it would receive to sell an asset or pay to transfer a liability in an orderly transaction between market participants at the measurement date and in the principal or most advantageous market for that asset or liability.

The Company holds certain fixed income investments and other financial assets such as deposits etc. which must be measured using the fair value hierarchy and related valuation methodologies. The guidance specifies a hierarchy of valuation techniques based on whether the inputs to each measurement are observable or unobservable. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the Company's assumptions about current market conditions. The fair value hierarchy also requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value.

Financial assets and financial liabilities measured at fair value in the balance sheet are grouped into three levels of fair value hierarchy. These levels are based on the observability of significant inputs to the measurement, as follows:

> **Level 1:** Quoted prices (unadjusted) in active markets for identical assets or liabilities

> **Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

> **Level 3:** Unobservable inputs for the asset or liability.

The following table shows the Levels within the hierarchy of financial and non-financial assets and liabilities measured at fair value on a recurring basis at 31 March 2026, 31 March 2025:

	Date of valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
i) Assets measured at fair value:					
Fair value through other comprehensive income					
Investments					
2026	31 March 2026	183.66	6.26	177.39	-
2025	31 March 2025	183.66	6.26	177.39	-
Investment in mutual funds are valued based on the Net Asset Value (NAV) of the funds as at the year end. The NAV of the funds are provided by the fund management company at the end of each reporting year.					
ii) Liabilities measured at fair value:					
Financial guarantees					

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

The following table shows the Levels within the hierarchy of financial and non-financial assets and liabilities measured at fair value on a recurring basis at 31 March 2026, 31 March 2025: (Contd.)

	Date of valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
2026	31 March 2026	-	-	-	-
2025	31 March 2025	-	-	-	-
The fair value of the financial guarantees are based on the credit risk associated with the guarantees extended and the maximum exposure that is expected to have on the event of default by the debtor.					
There have been no transfers between Level 1 and Level 2 during the year.					
ii) Liabilities measured at amortised cost:					
a) Interest-bearing loans and borrowings:					
Floating rate borrowings			Nil	Nil	Nil
Fixed rate borrowings			46,522.58	13,349.06	-
The fair values of the Company's interest-bearing borrowings and loans are determined under amortised cost method using discount rate that reflects the issuer's borrowing rate as at the end of the reporting period. These rates are considered to reflect the market rate of interest and hence the carrying value are considered to be at fair value.					

37. NATURE AND EXTENT OF RISKS ARISING FROM FINANCIAL INSTRUMENTS AND RESPECTIVE FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's principal financial liabilities comprise of loans and borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its and group companies operations. The Company's principal financial assets include loans, trade and other receivables, cash and short-term deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by the Group treasury team that advises on financial risks and the appropriate financial risk governance framework in accordance with the Company's policies and risk objectives. All derivative activities for risk management purposes are carried out by Group Treasury Team that have the appropriate skills, experience and supervision. It is the Group's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors review and agree on policies for managing each of these risks, which are summarised below.

a) Market risk

The Company is exposed to market risk through its use of financial instruments and specifically to currency risk, interest rate risk and certain other price risks, which result from both its operating and investing activities.

b) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates are managed by borrowing at fixed interest rates. During the year Company did not have any floating rate borrowings.

c) Credit risk

Credit risk is the risk that a counterparty fails to discharge an obligation to the Company. The Company is exposed to this risk for various financial instruments, for example trade receivables, placing deposits, investment in mutual funds etc. the Company's maximum exposure to credit risk is limited to the carrying amount of financial assets recognized at 31 March 2026, as summarised below:

Particulars	31 March 2026	31 March 2025
Classes of financial assets		
Investments	3,437.97	2,091.84
Trade receivables	9,902.78	6,208.07
Loan	587.23	4,616.56
Cash and bank balances	3,787.29	7,099.89
Other financial assets	19,946.35	12,836.67

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls. The Company's policy is to transact only with counterparties who are highly creditworthy which are assessed based on internal due diligence parameters.

In respect of trade receivables, the Company is not exposed to any significant credit risk exposure to any single counterparty or any group of counterparties having similar characteristics. Based on historical information about customer default rates management consider the credit quality of trade receivables that are not past due or impaired to be good.

The credit risk for cash and cash equivalents, fixed deposits are considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

Other financial assets mainly comprises of security deposits which are given to land owners or other governmental agencies in relation to contracts executed and are assessed by the Company for credit risk on a continous basis.

d) Liquidity risk

Liquidity risk is that the Company might be unable to meet its obligations. The Company manages its liquidity needs by monitoring scheduled debt servicing payments for long-term financial liabilities as well as forecast cash inflows and outflows due in day-to-day business. The data used for analysing these cash flows is consistent with that used in the contractual maturity analysis below. Liquidity needs are monitored in various time bands, on a day-to-day and week-to-week basis, as well as on a monthly, quarterly, and yearly basis depending on the business needs. Net cash requirements are compared to available borrowing facilities in order to determine headroom or any shortfalls. This analysis shows that available borrowing facilities are expected to be sufficient over the lookout period.

The Company's objective is to maintain cash to meet its liquidity requirements for 30-day periods at a minimum.

The Company considers expected cash flows from financial assets in assessing and managing liquidity risk, in particular its cash resources and trade receivables. The Company's existing cash resources and trade receivables significantly exceed the current cash outflow requirements. Cash flows from trade receivables are all contractually due within six months except for retention and long term trade receivables which are governed by the relevant contract conditions.

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, and short-term borrowings. The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company has access to a sufficient variety of sources of funding and debt maturing within 12 months can be rolled over with existing lenders.

38. EVENTS AFTER THE REPORTING PERIOD

Subsequent to the Balance Sheet date, the Warrant Holders have exercised their option to convert all the 8,96,873 outstanding Convertible Warrants into equal number of fully paid-up Equity Shares of INR 10/- each, by tendering the balance 75% consideration of INR 360/- per Warrant, aggregating to INR 32.29 Crore. The Board of Directors, accordingly, allotted 2,45,000 Equity Shares on May 09, 2026 (by Circular Resolution) and 6,51,873 Equity Shares on May 15, 2026. Consequently, the paid-up Equity Share Capital of the Company has increased from INR 9,96,56,240/- (99,65,624 Equity Shares) as on March 31, 2026 to INR 10,86,24,970/- (1,08,62,497 Equity Shares of INR 10/- each) as on the date of this report. In accordance with Ind AS 10 "Events after the Reporting Period", the said warrant conversions constitute non-adjusting subsequent events, and no adjustment has been made to these financial results on account thereof.

39. CONTINGENT LIABILITIES, COMMITMENTS AND GUARANTEES

Contingent liabilities

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
i) The cases pending before the CIT Appeals of Income tax are as follows		
AY 2011-2012	71.83	71.83
ii) The cases pending before the respective High Court's are as follows		
AY 2005-2006	53.24	53.24
AY 2007-2008	557.62	557.62
AY 2004-2005	13.72	13.72
AY 2005-2006	95.58	95.58
The cases pending before the GST First Appellate Authority		
FY- 2017-2018	92.16	92.16
FY- 2018-2019	90.47	90.47
iii) In continuation to inspection made u/s. 209A of the Companies Act, 1956; the proceedings filed u/s. 58A, 299 and 295 are under process. The Company has applied for compounding application for the same on 19.01.2015		

Notes to Consolidated Financial Statements

For the year ended 31st March 2026 (All amounts in INR Lakhs, unless otherwise stated)

40. SEGMENT REPORTING

The company is primarily in the business of real estate development and related activities including construction. Major exposure is to residential and commercial construction and development of IT parks. Further majority of the business conducted is within the geographic boundaries of India.

In view of the above, in the opinion of the Management and based on the organizational and internal reporting structure, the company's business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the Management, the environment in India is considered to have similar risks and returns. Consequently the company's business activities primarily represent a single business segment. Similarly, this business operations in India represent a single geographical segment.

41. Other previous year's figures have been regrouped or reclassified wherever necessary to conform with the current year's figures. The impact of such other reclassification / regrouping is not material to the consolidated financial statements.

For B.P. JAIN & Co
Chartered Accountants
ICAI Firm Registration No.: 050105S

Devendra Kumar Bhandari
Partner
Membership No.: 208862
UDIN: 26208862ZCDZXI4681

Place: Chennai
Date: 29-05-2026

For and on behalf of the Board of Directors of
Arihant Foundations and Housing Limited
CIN : L70101TN1992PLC022299

Kamal Lunawath
Managing Director
DIN: 00087324

Vimal Lunawath
Whole Time Director / CFO
DIN: 00586269

Arun Rajan
Chief Executive Officer

Mary Belinda Jyotsna
Company Secretary
Membership No.: A63097

Place: Chennai
Date: 29-05-2026

Arihant®
memorable spaces

Registered Office
No. 3 (Old No. 25), Ganapathy Colony,
3rd lane, Off. Cenotaph road, Teynampet,
Chennai, Tamil Nadu, India, 600018

Arihant
memorable spaces

Arihant Foundations
& Housing Limited
New #3 Old #25
Ganapathy Colony, 3rd Street
Off Cenotaph Road, Teynampet
Chennai 600 018

Arihant
memorable spaces

ARIHANT FOUNDATIONS & HOUSING LIMITED
(CIN: L70101TN1992PLC022299)
Registered Office: No. 3, Ganapathy Colony,
3rd Street, Off. Cenotaph Road, Teynampet,
Chennai – 600 018, Tamil Nadu, India
Tel: +91 44 4224 4444 | Email: investors@arihants.co.in
Website: www.arihantspaces.com

Date: 08.09.2026

Name of the Shareholder
Address

Subject: Intimation regarding availability of Annual Report of the Company for the Financial Year 2025-26

Dear Shareholder,

In view of the "Green Initiative in Corporate Governance" permitted by the Ministry of Corporate Affairs and in compliance with the applicable provisions of the Companies Act, 2013 and in accordance with Regulation 36(1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Annual Report of the Company for the Financial Year 2025-26, including the Notice convening the 33rd Annual General Meeting, has been sent electronically to shareholders whose email IDs are registered with the Company/Depository Participants/Registrar & Transfer Agent.

Since your email address is not registered with us, we are unable to send the Annual Report to you through electronic mode. However, you may access and download the Annual Report from the Company's website through the following link:

Web-link: www.arihantspaces.com/investors/annual-reports
Path: Investors → Annual Reports → FY 2025-26

You are requested to kindly register/update your email ID with your Depository Participant (in case of shares held in demat form) or with the Company's Registrar & Transfer Agent (in case of shares held in physical form), to receive all future communications from the Company electronically.

We thank you for your continued support and co-operation.

Yours faithfully,
For ARIHANT FOUNDATIONS & HOUSING LIMITED

Arun Rajan
Chief Executive Officer