

May 30, 2026

To,
Department of Corporate Services,
BSE Limited,
P.J. Tower, Dalal Street,
Mumbai- 400 001

BSE Scrip Code: 531502

Name of the Company: Esaar (India) Ltd

Sub: Outcome of Board Meeting held on Saturday, May 30, 2026, pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir / Madam,

Pursuant to Regulation 33 and Regulation 30 read with Para A of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and other regulations, if applicable, we hereby inform the Exchanges that the Board of Directors ("Board") of the Company at its meeting held on Saturday, May 30, 2026 has, inter alia, noted/ approved the following items:

1. Audited Financial Results for the quarter and year ended March 31, 2026.
2. Auditor's Report on Financial Result with unmodified opinion, issued by Statutory Auditor of the Company.
3. Declaration with respect to Audit Report with Unmodified Opinion to the aforesaid Audited Financial Results.

Further, in accordance with Regulation 47(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") the Company shall publish the Audited Financial Results for the quarter and year ended March 31, 2026 in the newspapers.

The Board Meeting commenced at 12:30 P.M. and concluded at 16:45 P.M.

We request you to take the same on your records and acknowledge the same.

Thanking You,

For Esaar (India) Ltd

**Bipin
Dinesh
Varma**
Digitally signed
by Bipin Dinesh
Varma
Date: 2026.05.30
16:50:53 +05'30'

Bipin D Varma
Whole-Time Director
DIN: 05353685

INDEPENDENT AUDITOR'S REPORT ON QUARTERLY STANDALONE FINANCIAL RESULTS AND YEAR TO DATE RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

To,
The Board of Directors of
Esaar (India) Limited,
Mumbai.

Opinion

We have audited the accompanying Statement of standalone financial results of **Esaar (India) Limited** ('the Company') for the quarter and year ended 31st March, 2026 ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended ('the Regulations').

In our opinion and to the best of our information and according to the explanations given to us, the statement:

- a. is presented in accordance with the requirements of Regulation 33 of the Regulations; and
- b. gives a true and fair view in conformity with Indian Accounting Standard 34 "Interim Financial Reporting", (Ind AS 34") prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India of the net profit and total comprehensive income and other financial information of the Company for the quarter and year ended 31st March, 2026.

Basis for Opinion

We conducted our audit of the Statement in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Results under the provisions of the Act and the Rules 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 obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibilities for the Standalone Financial Results

This Statement, is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled on the basis of standalone financial statements for the year ended 31st March, 2026. The Company's Board of Directors are responsible for the preparation and presentation of the Standalone Financial Results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 the 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 Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

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

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

Emphasis of Matter

Due to substantial increase in the volume of transactions in Shares the management has decided from the current year to show the Income from Share Trading as Net gain / (Loss) on Trading of shares in the Statement of Profit & Loss and the closing stock of such shares will be classified under the head Inventories.

Our opinion is not modified in respect of the above matter.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results as a whole is 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 this Standalone Financial Results.

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 Results, 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, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' 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 Company 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 Statement 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 Results, including the disclosures, and whether the Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Standalone Financial Results of the Company to express an opinion on the Standalone Financial Results.

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.

Other Matters

The statement includes the results for the quarter ended 31st March, 2026 being the balancing figure between the audited figures in respect of the full financial year ended 31st March, 2026 and the published unaudited year to date figures up to the third quarter of the current financial year, which were subjected to limited review by us, as required under the Regulations.

The figures for the quarter and year ended 31st March 2025 has been audited by the erstwhile auditors and the same has been relied upon.

Our opinion is not modified in respect of the above matter.

For B L Dasharda & Associates
Chartered Accountants
Firm Registration No. : 112615W



CA Sushant Mehta
Partner
Membership No. : 112489
Place: Mumbai
Date : 30th May, 2026
UDIN No: 26112489VLGQZF1283

Esaar (India) Limited			
STATEMENT OF AUDITED STANDALONE ASSETS AND LIABILITIES			
AS AT 31ST MARCH, 2026			
		(Rs. in lakhs)	
Sr. No.	Particulars	As at 31st March 2026 (Audited)	As at 31st March 2025 (Audited)
	Assets		
	1 Financial Assets		
	(a) Cash and cash equivalents	18.76	29.18
	(b) Bank Balances other than (a) above	537.61	4.16
	(c) Trade Receivables	2.23	57.52
	(d) Loans	8,551.78	8,695.16
	(e) Investments	1,074.09	1,718.94
	(f) Inventories	1,309.17	37.52
	(g) Other Financial assets	8.60	4.86
	Total Financial Assets	11,502.25	10,547.34
	Non-Financial Assets		
	(a) Current tax assets (Net)	74.68	112.21
	(b) Deferred tax Assets (Net)	241.32	34.76
	(c) Property, Plant and Equipment	151.28	171.34
	(d) Other Non Financial Assets	3.73	6.90
	Total Non-Financial Assets	471.01	325.22
	TOTAL ASSETS	11,973.26	10,872.56
	LIABILITIES AND EQUITY		
	LIABILITIES		
	1. Financial Liabilities		
	(a) Trade Payables		
	1.Total outstanding dues of MSME	1.50	0.08
	2.Total outstanding dues of creditors other than MSME	2,763.21	2,983.82
	(b) Borrowings (Other than Debt Securities)	4,688.28	5,433.22
	(c) Other financial liabilities	4.95	4.65
	Total Financial Liabilities	7,457.93	8,421.77
	2. Non-Financial Liabilities		
	(a) Provisions	1.25	5.47
	(b) Current tax Liabilities (Net)	552.09	94.23
	(c) Other Non-Financial Liabilities	6.42	11.16
	Total Non-Financial Liabilities	559.76	110.87
	3. EQUITY		
	(a) Equity share capital	2,044.25	2,044.25
	(b) Other Equity	1,911.31	295.67
	Total Equity	3,955.56	2,339.92
	TOTAL LIABILITIES AND EQUITY	11,973.26	10,872.56



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STANDALONE STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31ST MARCH, 2026		
(₹ in lakhs)		
Particulars	Year ended 31, March, 2026 (Audited)	Year ended 31st March, 2025 (Audited)
A. Cash flows from operating activities		
Profit before tax as per statement of profit and loss	1,561.35	(155.91)
Adjustments to reconcile profit before tax to net cash flows		
Depreciation of property, plant and equipment	20.07	20.06
Loss on sale of Investments	336.02	335.09
Operating profit before working capital changes	1,917.43	199.24
Adjustment for Working Capital Changes:		
Increase / (Decrease) in Trade Payables	(219.19)	(110.02)
Increase / (Decrease) in Other financial liabilities	0.30	0.93
Increase / (Decrease) in Provisions	(4.22)	(1.88)
Increase / (Decrease) in Other Non-Financial Liabilities	(4.74)	(2.86)
(Increase) / Decrease in Inventories	(1,271.65)	(12.55)
(Increase) / Decrease in Trade Receivable	55.29	879.20
(Increase) / Decrease in Financial and Other Assets	(537.19)	31.26
(Increase) / Decrease in Loans and Advances	143.37	(1,098.05)
Increase / (Decrease) in Other Non-Financial Assets	3.17	-
Cash generated from/(used in) operations	(1,834.86)	(313.97)
Income Taxes Paid	(60.78)	(67.49)
Net cash flow from/(used in) operating activities (A)	21.78	(182.22)
B. Cash flows from investing activities		
Investment in Shares	-	(6,005.85)
Sale of Shares	712.74	4,973.88
Investment in Fixed Assets	-	-
Net cash from/(used in) investing activities (B)	712.74	(1,031.97)
Cash flows from financing activities		
Short Term Borrowings	(744.95)	1,235.28
Receipts against Share Warrants	-	-
Net cash from/(used in) financing activities (C)	(744.95)	1,235.27
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(10.42)	21.07
Cash and Cash equivalents at the beginning of year	29.18	8.10
Cash and Cash equivalents at the end of the year	18.76	29.18
Notes:		
1. The above Cash Flow Statement has been prepared under the 'Indirect method' as set out in the Ind AS-7 on Statement of Cash Flow as notified under Companies (Accounts) Rules, 2015.		
2. Previous year's figures have been regrouped and rearranged wherever necessary.		

[Handwritten Signature]



May 30, 2026

To,
BSE Limited
Department of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001.

Scrip Code: 531502

Dear Sir/ Madam,

Subject: Declaration pursuant to Regulation 33(3) (d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 33(3) (d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, We, hereby confirm and declare that the Statutory Auditors of the Company i.e. M/s. B.L. Dasharda & Associates, Chartered Accountants, have issued an Audit Report with Unmodified Opinion on the Audited Financial Results of the Company for the quarter and year ended March 31, 2026.

We request you to take the same on your records

Thanking You.

Yours Faithfully,
For **Esaar (India) Ltd**

Bipin
Dinesh
Varma
Digitally signed
by Bipin Dinesh
Varma
Date: 2026.05.30
16:49:56 +05'30'

Bipin Varma
DIN: 05353685
Whole Time Director