

KAILASH CHAND JAIN & CO. (Regd.)

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of DWELLCONS PRIVATE LIMITED

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **DWELLCONS PRIVATE LIMITED**. ('the Company'), which comprise the Balance Sheet as of March 31, 2025, the statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('The Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the State of Affairs of the Company as at March 31, 2025, and its Nil Profit and its Cash Flows for the year ended on that date.

Basis of Opinion

We conducted our audit by the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company by the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities by these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the 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 financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained 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 the same to those charged with governance.

Responsibility of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company by the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records by 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted by 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 based on these financial statements.

As part of an audit by SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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



- Obtain an understanding of internal control relevant to the audit to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the Company has an adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the standalone financial statements of the Company to express an opinion on the financial statements.

Materiality is the magnitude of misstatements in the Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Results 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) evaluating the effect of any identified misstatements in the 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.

Report on Other Legal and Regulatory Requirements

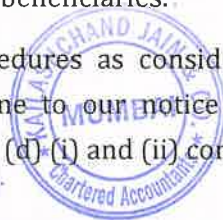
1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **Annexure - A**, a statement on the matters specified in paragraph 3 and 4 of the order.
2. (A) As required by Section 143 (3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for our audit.



- b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The Balance Sheet, the statement of profit and loss, and the cash flow statement dealt with by this Report are in agreement with the books of account;
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- e) Based on the written representations received from the directors as on March 31, 2025, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025, from being appointed as a director in terms of Section 164 (2) of the Act;
- f) Since the Company Turnover as per the last audited Balance Sheet is less than Rs. 50 Crores and its Borrowing from Bank and financial institution at any time during the year is less than 25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls reporting of the Company and the operating effectiveness of such controls.

(B) with respect to the other matters to be included in the Auditor's Report by 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:

- a) The Company does not have any pending litigation which would impact its financial position.
- b) The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses. and
- c) There were no amounts that were required to be transferred, to the Investors Education and Protection Fund by the Company.
- d) (i) The management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested by the Company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the Company (ultimate beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries;
- (ii) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such 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 a guarantee, security or the like on behalf of the ultimate beneficiaries.
- (iii) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representation under sub-clause (d) (i) and (ii) contain any material misstatement.



- e) The Company neither declared nor paid any dividend during the year.
- f) Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, where such functionality was enabled and logs were maintained.

Additionally, the audit trail, where enabled, has been preserved by the company as per the statutory requirements for record retention.

(C) With respect to the matters to be included in the Auditor's Report under Section 197(16) of the Act: as per the provision of section 197, the same is only applicable to Public Limited Companies thereof Private Limited Companies are out of the preview of this section, Hence the same does not apply to the Company.

For Kailash Chand Jain & Co.

Chartered Accountants

Firm Registration No.: 112318W



Saurabh Chouhan

Partner

Membership No.: 167453

Place: Navi Mumbai

Date: May 24, 2025

UDIN: 25167453BMLKUV7060



"Annexure - A" to the Independent Auditors' Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of DWELLCONS PRIVATE LIMITED of even date)

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

- i. (a) A. The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
B. The Company does not have any Intangible asset hence reporting under clause 3(i)(a)(B) of the Order is not applicable.
(b) The Property, Plant & Equipment of the company have been physically verified by the management during the year and no material discrepancies have been identified on such verification. In our opinion the frequency of verification is reasonable.
(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) as disclosed in the financial statements are held in the name of the Company.
(d) The Company has not revalued any of its Properties, Plant, and Equipment (including right-of-use assets) and intangible assets during the year.
(e) According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, the provisions stated in clause 3(i) (e) of the Order are not applicable to the Company.
- ii. a) According to the information and explanations given to us and based on our examination of the record of the company, the Company has no such inventories. Accordingly, the requirement under paragraph 3(ii)(a) of the Order is not applicable to the company.
b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores in aggregate from Banks/ financial institutions on the basis of security of current assets. Accordingly, the requirement under paragraph 3(ii)(b) of the Order is not applicable to the company.
- iii. According to the information and explanations given to us, the Company has not granted any loans and advances in the nature of loans secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties accordingly this clause is not applicable to the company.
- iv. In our opinion and according to information and explanation given to us, the Company has complied with the provision of section 185 and 186 of the Companies Act, 2013 in respect of loan granted, investment made and guarantees and securities provided, as applicable.



- v. According to the information and explanations given to us, the Company has not accepted any deposit from the public within the meaning of the section 73 to 76 of the act and the rules framed thereunder. Hence, reporting under clause 3(v) is not applicable.
- vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under Clause 3(vi) of the order is not applicable to the Company.
- vii. a) According to the information and explanations given to us and on the basis of our examination of the records, the Company is generally been regular in depositing all the undisputed statutory dues including Goods and Service tax, Provident fund, Employees' State Insurance, Income-Tax, Sales Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it, though there has been a slight delay in a few cases with the appropriate authorities.
- There were no undisputed amount payable in respect of Goods and Service tax, Provident fund, Employees' State Insurance, income-tax, Sales Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other material statutory dues were in arrears as at 31 March 2025, for a period of more than six month from the date they become payable.
- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no material dues of Goods and Service tax, Provident fund, Employees' State Insurance, income-tax, Sales Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other material statutory dues which have not deposited with the appropriate authorities on account of any dispute.
- viii. According to the information and explanations given to us, there are no transactions that are not accounted for in the books of account which have been surrender or disclose as income during the year in the Tax Assessment of the company. Also, there is no previously unrecorded income has been now recorded in the books of accounts. Accordingly, the provision stated in clause3(viii) of the order is not applicable to the Company.
- ix. a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings or in the payment of interest thereon to any lender.
- b) According to the information and explanation are given to us and basis on our audit procedure, we report that the Company has not been declared wilful defaulter by any bank or financial institution or any other lender.
- c) In our opinion and according to the information given to us no money was raised by way of term loans during the year.



- d) According to the information and explanation given to us and on an overall examination of the financial statement of the Company, we report that no fund raised on a short-term basis during the year.
- e) According to the information and explanation given to us and on an overall examination of the financial statement of the Company, we report that 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) According to the information and explanation are given to us and procedure performed by us, we report that 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) The Company has complied with provisions of Section 42 and 62 of Companies Act, 2013 in respect of private placement of Equity Shares during the year. According to the information and explanations given by the management, we report that the amounts raised, have been used for the purposes for which the funds were raised.
- xi. a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- b) During the year 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. Accordingly, the provision stated in clause 3(xi)(b) of the order is not applicable to the company.
- c) No whistle-blower complaints received during the year by the Company.
- xii. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable to the Company.
- xiii. According to the information and explanation given to us and based on our examination of the records of the Company is in compliance with sections 177 and 188 of the Companies Act, 2013 wherever applicable and details related parties and transactions with them have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. According to the explanations and information given to us, company have an internal audit system which is commensurate with its size and business activities.
- xv. In our opinion during the year the Company has not entered into any non-cash transactions with 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 (2 of 1934). Hence, reporting under clause 3(xvi)(a) and 3(xvi)(b) 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 hence reporting under clause 3(xvi)(c) and 3(xvi)(d) of the order is not applicable.
- xvii. The Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
- xviii. There has not been any resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the order is not applicable.
- xix. On the basis of the financial ratios, ageing and expected dates of realization 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 cause us to believe that any material uncertainty exists as on the date of the audit report indicating that the 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 further visibility 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 date of balance sheet date, will get discharge by the Company as and when they fall due.
- xx. According to the information and explanation given to us and based on our examination of the records of the Company, the Company is not required to spend any amount on Corporate Social Responsibility (CSR) as per the provision of section 135 of the said Act. Hence reporting under clause 3(xx)(a) and 3(xx)(b) of the order is not applicable.

For Kailash Chand Jain & Co.

Chartered Accountants

Firm Registration No.: 112318W

Saurabh

Saurabh Chouhan

Partner

Membership No.: 167453

Place: Navi Mumbai

Date: May 24, 2025

UDIN: 25167453BMLKUV7060



DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
CIN : U45309MH2013PTC241991
Balance Sheet as at March 31, 2025
(All amounts in INR Lakhs except as stated otherwise)

Particulars		Note No.	As at March 31, 2025	As at March 31, 2024
A	ASSETS			
(I)	<u>Non Current Assets</u>			
	Property, Plant & Equipment	3		
	Tangible Assets - Hotel Land		3,109.56	-
	Capital Work in Progress - Hotel Building		44.91	-
	Financial Assets		-	-
	Investments		-	-
	Loans		-	-
	Other Financial Assets		-	-
			3,154.47	-
(II)	<u>Current Assets</u>			
	Inventories			
	<u>Financial Assets</u>			
	Cash & Cash Equivalents	4	2.82	1.29
	Trade Receivables	5	-	0.10
	Other Assets	6	1.02	1.90
			3.84	3.29
	TOTAL ASSETS		3,158.31	3.29
B	<u>EQUITY AND LIABILITIES</u>			
	<u>EQUITY</u>			
	Equity Share Capital	7	500.00	1.00
	Other Equity	8	(0.01)	(0.01)
			499.99	0.99
	<u>Non Current Liabilities</u>			
	<u>Financial Liabilities</u>			
	Borrowings	9	2,650.04	2.00
			2,650.04	2.00
	<u>LIABILITIES</u>			
	<u>Current Liabilities</u>			
	<u>Financial Liabilities</u>			
	Other Current Liabilities	10	7.98	-
	Provisions	11	0.30	0.30
			8.28	0.30
	TOTAL EQUITY AND LIABILITIES		3,158.31	3.29
	See accompanying Notes forming part of the Financial Statements	1 to 25		

In terms of our Report attached.

M/S KAILASH CHAND JAIN & CO.

CHARTERED ACCOUNTANTS

Firm Reg. No.: 112318W


Saurabh Chouhan
Partner

Member Reg.No.: 167453

Place : Navi Mumbai

Date : May 24, 2025



For and on behalf of the Board of Directors
DWELLCONS PRIVATE LIMITED


Ashokkumar B. Chhajjer
Director

DIN: 01965094



Parth Chhajjer
Director

DIN-06646333

DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
CIN : U45309MH2013PTC241991
Statement of Profit and Loss for the year ended March 31, 2025
(All amounts in INR Lakhs except as stated otherwise)


Particulars		Note No.	Year ended March 31, 2025	Year ended March 31, 2024
1	Income from Operations			
	(a) Revenue from Operations	12	-	-
	(b) Other Income	13	-	0.10
	Total revenue (1+2)		-	0.10
2	Expenses			
	(a) Cost of construction, land and development expenses		-	-
	(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	14	-	-
	(c) Employee benefit expenses		-	-
	(d) Finance costs		-	-
	(e) Depreciation expense	3	-	-
	(b) Other expenses	15	-	0.09
	Total expenses		-	0.09
3	Profit / (Loss) before exceptional items and tax (1 - 2)		-	0.01
4	Exceptional Items (net)		-	-
5	Profit / (Loss) before tax (3 + 4)		-	0.01
6	Tax expense:			
	(a) Current Tax		-	-
	(b) Deferred Tax		-	-
7	Profit / (Loss) after tax (5 - 6)		-	0.01
8	Other Comprehensive Income			
	(a) Items that will not be classified to Profit & Loss		-	-
	(b) Items that will be reclassified to Profit & Loss		-	-
	Other Comprehensive Income		-	-
9	Total Comprehensive Income for the period (7 + 8)		-	0.01
10	Earnings per share (of Rs.10/- each)	16		
	(a) Basic		-	0.10
	(b) Diluted		-	0.10

In terms of our Report attached.
M/S KAILASH CHAND JAIN & CO.
Chartered Accountants
Firm Reg. No.: 112318W


Saurabh Chouhan
Partner
Member Reg.No.: 167453
Place : Navi Mumbai
Date : May 24, 2025



For and on behalf of the Board of Directors
DWELLCONS PRIVATE LIMITED


Ashokkumar B. Chhajer
Director
DIN: 01965094


Parth Chhajer
Director
DIN-06646333

DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
CIN : U45309MH2013PTC241991
Cash Flow Statement for the year ended March 31, 2025
(All amounts in INR Lakhs except as stated otherwise)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before Tax and before Extra ordinary Items :	-	0.01
Changes in Working Capital		
(Increase)/ Decrease in Inventories	-	-
(Increase)/ Decrease in Trade Receivables	0.10	(0.10)
Increase/ (Decrease) in Current Liabilities & Provision	7.98	1.84
(Increase)/ Decrease in Other Current Assets	0.88	(1.90)
Cash flow from Operating Activities before Tax	8.96	(0.15)
Income Tax paid	-	-
Cash Generated from Operating Activities	8.96	(0.15)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets (Net)	(3,154.47)	-
(Purchase)/Sale of Investments	-	-
Sale of Fixed Assets	-	-
Interest Received	-	-
Profit on Sale of Investment	-	-
Cash Generated from Investment Activities	(3,154.47)	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
Increase/(Decrease) in Short term Borrowing	-	-
Increase/(Decrease) in Long term Borrowing	2,648.04	-
Increase/(Decrease) in Share Capital	499.00	-
Cash Generated from Financing Activities	3,147.04	-
Net Increase in Cash & Cash Equivalents	1.53	(0.15)
Opening Balance of Cash & Cash Equivalents	1.29	1.44
Closing Balance of Cash & Cash Equivalents	2.82	1.29
(i) Cash in Hand	1.13	1.14
(ii) Balance with Bank	1.69	0.15
Closing Balance of Cash & Cash Equivalents	2.82	1.29

Notes:

- Cash flow statement has been prepared under the indirect method as set out in Ind AS - 7 specified under section 133 of the Companies Act 2013.
- Reconciliation of liabilities arising from financing activities under Ind AS 7

Particulars	As at March 31, 2025	As at March 31, 2024
Borrowings		
Balance at the beginning of the year	2.00	2.00
Cash Flow in Financing activity	2,648.04	-
Cash Flow in Operating activity	-	-
Non cash changes	-	-
Balance at the end of the year	2,650.04	2.00

In terms of our Report attached.
M/S KAILASH CHAND JAIN & CO.
CHARTERED ACCOUNTANTS
Firm Reg. No.: 112318W

Saurabh Chouhan
Partner
Member Reg.No.: 167453
Place : Navi Mumbai
Date : May 24, 2025



For and on behalf of the Board of Directors
DWELLCONS PRIVATE LIMITED

Ashokkumar B. Chhajjer **Parth Chhajjer**
Director Director
DIN: 01965094 DIN-06646333

DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
CIN : U45309MH2013PTC241991
Statement of Changes in Equity for the year ended March 31, 2025
(All amounts in INR Lakhs except as stated otherwise)


Particulars	Equity Share Capital	Other Equity			Toal Equity Attributable to Equity Holders of the Company
		Reserves & Surplus		Other Comprehensive Income	
		Security Premium Reserve	Retained Earnings		
Balance as of April 01 2024	1.00	-	(0.01)	-	0.99
Equity issued during the year	499.00	-	-	-	499.00
Profit /(Loss) for the year ended	-	-	-	-	-
Balance as on March 31, 2025	500.00	-	(0.01)	-	499.99


Particulars	Equity Share Capital	Other Equity			Toal Equity Attributable to Equity Holders of the Company
		Reserves & Surplus		Other Comprehensive Income	
		Security Premium Reserve	Retained Earnings		
Balance as of April 01, 2023	1.00	-	(0.02)	-	0.98
Profit /(Loss) for the year ended	-	-	0.01	-	0.01
Balance as of March 31, 2024	1.00	-	(0.01)	-	0.99

In terms of our Report attached.
M/S KAILASH CHAND JAIN & CO.
CHARTERED ACCOUNTANTS
Firm Reg. No.: 112318W



For and on behalf of the Board of Directors
DWELLCONS PRIVATE LIMITED


Saurabh Chouhan
Partner
Member Reg.No.: 167453
Place Navi Mumbai
Date : May 24, 2025


Ashokkumar B. Chhajer
Director
DIN: 01965094


Parth Chhajer
Director
DIN-06646333

DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)

CIN : U45309MH2015PTC241991

Notes Forming Part of the Financial Statements

Note	Particulars
1	Corporate information DWELLCONS PRIVATE LIMITED ((FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED) is a private limited company. The company's registered office is located at "Arihant Aura" 11th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai Thane MH 400705 and the operation of the company span in all aspect of real estate development, from the identification and acquisition of land, planning, execution, construction and marketing of projects.
2	Significant accounting policies
2.1	Basis of accounting and preparation of financial statements The financial statements are prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on the accrual basis. GAAP comprise mandatory accounting standards as prescribed under section 133 of the Companies Act, 2013. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.
2.2	Use of estimates The preparation of the financial statements in conformity with Indian GAAP requires the management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.
2.3	Inventories i) Construction materials and consumables : The construction materials and consumables purchased are treated as consumables and added in work-in-progress under inventory. ii) Incomplete Project / Construction Work-In-Progress : The Incomplete Project / construction work-in-progress is valued lower at cost or net realisable value. For projects where revenue is not recognised : "Cost includes direct expenses, construction cost, rates and taxes, borrowing cost, other direct expenditure, allocated overheads and other incidental expenses.
2.4	Revenue recognition All revenue and expenditure are generally accounted on accrual basis as they are earned or incurred. Contract Income : The Revenue from Contract Income is recognized on accrual basis as per term of the agreement with the parties. Interest Income : Other incomes are accounted on accrual basis, except interest on delayed payment by debtors and liquidated damages which are accounted on acceptance of the Company's claim.
2.5	Other income Interest Income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head other income in the statement of profit and loss.



2.6	<p>Property, Plant & Equipment & 'Depreciation</p> <p>Property, Plant & Equipment are stated at cost less accumulated depreciation. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use.</p> <p>Depreciation is provided on straight line basis method over the useful life of asset as prescribed under Part C of Schedule II of the Companies Act, 2013. Depreciation for assets purchased / sold during a period is proportionately charged.</p>
2.7	<p>Intangible assets</p> <p>Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in the statement of profit and loss in the year in which the expenditure is incurred.</p>
2.8	<p>Foreign currency transactions and translations</p> <p>Exchange differences arising on settlement of short-term foreign currency monetary assets and liabilities of the Company and its integral foreign operations are recognised as income or expense in the Statement of Profit and Loss.</p>
2.9	<p>Borrowing costs</p> <p>Borrowing cost as per AS-16 includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.</p> <p>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 capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they occur.</p>
2.10	<p>Earning Per Share</p> <p>Basic earnings per share as per AS-20 are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period.</p> <p>For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.</p>
2.11	<p>Taxes on income</p> <p>Tax expenses comprises of current tax & deferred tax. Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates. Deferred income tax reflect the current period timing differences between taxable income & accounting income for the period & reversal of the timing differences of earlier years/period. Deferred tax assets are recognised only to the extent that there is a reasonable certainty that sufficient future income will be available except that deferred tax assets, in case there are unabsorbed depreciation or losses, are recognised only if there is virtual certainty that sufficient future taxable income will be available to realise the same.</p> <p>Deferred tax assets & liabilities are measured the using the tax rates & tax law that have been enacted or substantially enacted by the Balance sheet date.</p>



2.12	<p>Provisions</p> <p>A provision is recognized when the company has a present obligation as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.</p>
2.13	<p>Contingent Liabilities</p> <p>Provision is recognised in the accounts when there is a present obligation as a result of past events and is probable that an outflow of resource will be required to settle the obligation and a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimated are reviewed at each reporting date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed unless the possibility of outflow of resources is remote. Contingent assets are neither recognised nor disclosed in the financial statements.</p>
2.14	<p>Employee Benefits</p> <p>(a) Short term employee benefits - All employee benefits including leave encashment (short term compensated absences) and bonus/ ex-gratia (incentives) payable wholly within twelve months of rendering the service are classified as short term employee benefits and are charged to the statement of profit and loss of the year.</p> <p>(b) Post-employment benefits - Retirement benefits such as gratuity and leave encashment on retirement/ resignation has been accounted for on cash basis.</p>
2.15	<p>Contingent Assets</p> <p>Contingent assets are neither recognized nor disclosed in the financial statements.</p>
2.16	<p>Capital work in progress</p> <p>(a) Capital work in progress is stated at cost , Cost comprises of expenditure incurred in respect of capital projects under development and includes any attributable / allocable cost and other incidental expenses. Revenues earned, if any, before capitalization from such capital project are adjusted against the capital work in progress.</p> <p>(b) Borrowing costs relating to acquisition / construction / development of capital work in progress which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.</p>
2.17	<p>Investments:</p> <p>(a) Investments other than in associate have been accounted as per the Accounting Standard (AS) 13 on 'Accounting for Investments' issued by ICAI.</p> <p>(b) Long-term investments are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments include acquisition charges such as brokerage, fees and duties.</p>



DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
Notes Forming Part of the Financial Statements
(All amounts in INR Lakhs except as stated otherwise)

Note 3 Property, Plant and Equipment

Particulars	Land	Building	P&M and Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total	C-WIP*
Gross carrying value as of April 1, 2024	-	-	-	-	-	-	-	-
Additions	3,109.56	-	-	-	-	-	3,109.56	44.91
Deletions	-	-	-	-	-	-	-	-
Gross carrying value as of March 31, 2025	3,109.56	-	-	-	-	-	3,109.56	44.91
Accumulated Depreciation as of March 31, 2024	-	-	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-	-	-
Accumulated depreciation on deletion	-	-	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2025	-	-	-	-	-	-	-	-
Carrying Value as of March 31, 2025	3,109.56	-	-	-	-	-	3,109.56	44.91

Particulars	Land	Building	P&M and Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total	C-WIP*
Gross carrying value as of April 1, 2023	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deletions	-	-	-	-	-	-	-	-
Gross carrying value as of March 31, 2024	-	-	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2023	-	-	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-	-	-
Accumulated depreciation on deletion	-	-	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2024	-	-	-	-	-	-	-	-
Carrying Value as of March 31, 2024	-	-	-	-	-	-	-	-

***Details in respect of Capital work-in-progress:**

1. Ageing schedule of C-WIP as at March 31, 2025

Capital Work-in-Progress	Amount in Capital Work-in-progress				
	Less than one Year	1-2 Year	2-3 Year	More than 3 Year	Total
(i) Projects in progress	-	-	-	44.91	44.91
(ii) Projects in temporarily suspended	-	-	-	-	-
Total	-	-	-	44.91	44.91

1. Ageing schedule of C-WIP as at March 31, 2024

Capital Work-in-Progress	Amount in Capital Work-in-progress				
	Less than one Year	1-2 Year	2-3 Year	More than 3 Year	Total
(i) Projects in progress	-	-	-	-	-
(ii) Projects in temporarily suspended	-	-	-	-	-
Total	-	-	-	-	-



DWELLCONS PRIVATE LIMITED**(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)**

Notes Forming Part of the Financial Statements

(All amounts in INR Lakhs except as stated otherwise)

Note 4 Cash and Cash Equivalents

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Cash in hand	1.13	1.14
(b) Balances with banks		
(i) In current accounts	1.69	0.15
Total	2.82	1.29

Note 5 Trade Receivables

Particulars	As at March 31, 2025	As at March 31, 2024
Trade Receivables	-	0.10
Total	-	0.10

Note 6 Other Assets

Particulars	As at March 31, 2025	As at March 31, 2024
Other Current Assets		
Advances to Supplier	1.02	1.90
Total	1.02	1.90

Note 9 Borrowings

Particulars	As at March 31, 2025	As at March 31, 2024
<u>Non Current Financial Liability</u>		
Loan from Directors	2,648.92	2.00
Loan from Related Party	1.12	
Total	2,650.04	2.00

Note 10 Other Current Liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
TDS Payable	7.98	-
Total	7.98	-

Note 11 Provisions

Particulars	As at March 31, 2025	As at March 31, 2024
<u>Current</u>		
Provision for Expenses	0.30	0.30
Total	0.30	0.30




DWELLCONS PRIVATE LIMITED

(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)

Notes Forming Part of the Financial Statements

(All amounts in INR Lakhs except otherwise stated)

Note 7 Share capital

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number of shares	₹	Number of shares	₹
(a) Authorised Share Capital				
Equity shares of ₹10/- each.				
Balance at the beginning of the year	10,000	1.00	10,000	1.00
Increase during the year	49,90,000	499.00	-	-
Preference share of ₹10/- each.	2,00,00,000	2000.00	-	-
Balance at the end of the year	2,50,00,000	2500.00	10,000	1.00
(b) Issued				
Equity shares of ₹10 each with voting rights	50,00,000	500.00	10,000	1.00
(c) Subscribed and fully paid up				
Equity shares of ₹10 each with voting rights	50,00,000	500.00	10,000	1.00
Total	50,00,000	500.00	10,000	1.00

Notes:

(i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:

Particulars	Opening Balance	Other changes (give details)	Closing Balance
Equity shares with voting rights			
Year ended 31 March, 2025			
- Number of shares	10,000	49,90,000	50,00,000
- Amount (₹)	1	499	500
Year ended 31 March, 2024			
- Number of shares	10,000	-	10,000
- Amount (₹)	1	-	1

Equity shares with voting rights more than 5%

Class of shares / Name of shareholder	As at March 31, 2025		As at March 31, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Arihant Superstructures Limited	49,99,990	100%	49,99,990	100%
Total	49,99,990	100%	49,99,990	100%

Details of shareholdings by the Promoter's:

Particulars	March 2025	March 2024	% of total shares	% change during the year.
	No. of Shares held	No. of Shares held		
Arihant Superstructures Limited	49,99,990	9,990	100%	100%
Ashok B. Chhajjer	10	10	0%	0%
Total	50,00,000	10,000	100%	100%

Note 8 Other Equity

Particulars	As at March 31, 2025	As at March 31, 2024
(a) Surplus / (Deficit) in Profit and Loss A/c		
Opening balance	(0.01)	(0.02)
Add: Profit / (Loss) for the year	-	0.01
Total	(0.01)	(0.01)



DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)

Notes Forming Part of the Financial Statements

(All amounts in INR Lakhs except as stated otherwise)

Note 12 Revenue from Operations

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Other Oprative Income		
Sales	-	-
Total	-	-

Note 13 Other Income

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Other Non-Operating Income		
Reimbursement Income	-	-
Interest on Income Tax Refund	-	-
Income from Consultancy	-	0.10
Total	-	0.10

Note 14 Changes in Inventories

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
(i) Inventories at the end of the period : Incomplete projects (WIP)	-	-
(ii) Inventories at the beginning of the period: Incomplete projects (WIP)	-	-
Change During the period	-	-

Note 15 Other expenses

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Audit Fees	-	0.05
Administrative Expenses	-	0.04
Legal and Professional Expenses	-	-
Total	-	0.09



DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
Notes forming part of the financial statements
(All amounts in INR thousands except otherwise stated)

Note 16 Disclosures under Accounting Standards 20

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Earnings per share		
Basic		
Continuing operations		
Net profit / for the year from continuing operations attributable to the equity shareholders		0.01
Weighted average number of equity shares	50,00,000	10,000
Par value per share	10	10
Earnings per share from continuing operations - Basic	0.00	0.00

Note 17 Foreign Currency Transaction

There were no foreign currency transactions during the financial year 2024-25.

Note 18 Contingent Liability and Commitments (to the extent not provided)

There were no contingent liability and commitment in the hand of the company in the current year (Nil) and in previous Year (Nil).

Note 19 Segment Reporting:

According to the size and nature of the business of the company, There is no reportable segments as per AS-17 on Segment Reporting.

Note 20 Disclosures under Accounting Standards 18

Details of related parties:

Description of relationship	Names of related parties
Holding Company	Arihant Superstructures Ltd.
Key Management Personnel (KMP)	Ashokkumar Chhajer - Director Bhavik Chhajer - Director Parth Chhajer - Director
Company in which KMP / Relatives of KMP can exercise significant influence	Amoghvarsh Houses Pvt. Ltd. (earlier known as Arihant Technoinfra Pvt Ltd) Arihant Paradise Realty Private Ltd

Related Party Transactions during the year

The company's related parties do not have entered into any transaction with the company during the year.

Details of related party outstanding

Particulars	Holding	KMP	Relatives of KMP	Entities in which KMP / relatives of KMP have significant influence	Total
Loan Taken (Borrowings)					
Current Year	13.00	2,081.50	-	-	2,894.50
Previous Year	2.00	2.00	-	-	4.00
Loan Repaid					
Current Year	15.48	529.84	-	-	545.32
Previous Year	-	2.00	-	-	2.00
Interest Paid (Gross)					
Current Year	0.48	298.38	-	-	298.87
Previous Year	-	-	-	-	-
Purchase of Office/Land					
Current Year	2,600.00	-	-	-	2,600.00
Previous Year	-	-	-	-	-
Professional/ Consultancy Fees Paid					
Current Year	-	-	-	-	-
Previous Year	-	-	-	1.20	1.20
Professional/ Consultancy Fees Received					
Current Year	-	-	-	-	-
Previous Year	-	-	-	0.10	0.10
Loans and Payables Outstanding (Liability)					
Current Year	-	2,650.05	-	-	2,650.05
Previous Year	2.00	-	-	-	2.00
Deposits (Outstanding Balance)					
Current Year	-	-	-	-	-
Previous Year	-	-	-	-	-



DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
Notes forming part of the financial statements

Note 21 - Disclosure of Ratios

Sr.No	Particulars	Financial Year 2024-25	Financial Year 2023-24	Variance (in %)
(a)	Current Ratio	0.47	10.97	(95.76%)
(b)	Debt- Equity Ratio	5.30	2.01	163.23%
(c)	Debt Service Coverage Ratio	NA	NA	NA
(d)	Return on Equity Ratio	-	0.02	(100.00%)
(e)	Inventory Turnover Ratio	NA	NA	NA
(f)	Trade Receivable Turnover Ratio	NA	NA	NA
(g)	Trade Payable Turnover Ratio	NA	NA	NA
(h)	Net Capital Turnover Ratio	NA	NA	NA
(i)	Net Profit Ratio	NA	NA	NA
(j)	Return on Capital Employed	-	0.01	(100.00%)
(k)	Return on Investment	NA	NA	NA

Explanation of the items included in numerator and denominator for computing the above ratios:

- (a) Current Ratio : Current Assets / Current Liability
- (b) Debt- Equity Ratio : Total Debt / Total Equity
- (c) Debt Service Coverage Ratio : Net Profit Before Interest Depreciation and Tax / Finance Cost+ Lease Repayment + Principle Repayment of Long term Borrowings during the Period/Years
- (d) Return on Equity Ratio : Net profit after tax / Average Total Equity
- (e) Inventory Turnover Ratio : Cost of Goods Sold / Average Inventory
- (f) Trade Receivable Turnover Ratio : Revenue from sale of goods & services / Average Trade Receivable.
- (g) Trade Payable Turnover Ratio : Purchase of stock in trade and material consumed / Average Trade Payable
- (h) Net Capital Turnover Ratio : Revenue from Operation / Working capital
- (i) Net Profit Ratio : Net profit after tax / Revenue from operations
- (j) Return on Capital Employed : Profit Before interest, Tax & Exceptional item / Equity Share capital + Other equity- Revaluation Reserve - Capital Redemption Reserve + Total Debts (Including Government Grants)+Deferred Tax Liabilities
- (k) Return on Investment : Net gain on sale of investment / Investment

Note 22 (a) Reason for Variance

- (a) Decrease in current ratio is due to increase in current liability as compared to last year.
- (b) Increase in Debt Equity ratio is due to increase in Borrowings as compared to last year.
- (c) Decrease in Return on Equity is due to no income in current year.
- (d) Decrease in Return on Capital Employed is due to no income in current year.

Note 23 - No significant adjusting event occurred between the balance sheet date and date of the approval of these financial statements by the Board of Directors of the Company requiring adjustment or disclosure.



DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)
Notes forming part of the financial statements

Note 24 :- Other Statutory Information :

(i) CSR Expenditure

The provisions of section 135 of the Companies Act, 2013 pertaining to expenditure on Corporate Social Responsibility are not applicable to the company.

(ii) Benami Properties

The Company do not have any benami Property , where any proceeding has been initiated or pending against the company for holding any Benami property.

(iii) Transaction with Struck Company

The company do not have any transaction with struck Companies.

(iv) Crypto Currency Transaction

The company have not traded or invested in Crypto Currency or Virtual Currency during the financial year.

(v) Compliance of Registration of Charges with ROC

The company do not have any charges or satisfaction which yet to be registered with ROC beyond the Statutory period.

(vi) Utilization of Borrowing fund and share Premium

(A) The company have not advanced or loaned or invested fund to any other Person(s) or entity(ies), including foreign entities with the understanding that the intermediary shall

(a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party or;

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(B) The company have not received any fund from any person or entity including foreign entities (Funding party) with the understanding (whether recorded in writing or otherwise) that the company shall :

(a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate Beneficiaries) or;

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vii) Surrender / Undisclosed Income

The company do not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as , search or Survey or any other relevant provision of Income tax Act , 1961)

(Viii) Compliance with approved Scheme of Arrangements

No Scheme of Arrangements have been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

(ix) Compliance with number of layers of companies

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.



DWELLCONS PRIVATE LIMITED
(FORMERLY KNOWN AS ARIHANT DWELLCONS PRIVATE LIMITED)

Notes forming part of the financial statements

(x) Wilful Defaulter

The company is not declared wilful defaulter by any bank or financial institution or lender during the year.

(xi) Quarterly return or statements

The company is not required to submit quarterly return or statement of current assets to Bank or financial institution.

(xii) Intangible assets under developments

The company does not have any intangible asset under development. For ageing of Capital work-in-progress refer note no. 3.

(xiii) Title deeds of Immovable Property

The company does not have any immovable property at any time during the financial year.

(xiv) Lease Assets

The company does not have any lease assets.

(xv) Revaluation of Property, Plant & Equipment's and others

Any of the Property plant and equipment and intangible assets have not been revalued during the year.

(xvi) Intangible assets under developments

There are no intangible assets under development.

Note 25 : Previous year figure

Previous year's figures have been regrouped/ reclassified wherever necessary to correspond with the current year's classification/ disclosure.

In terms of our Report attached.

M/S KAILASH CHAND JAIN & CO.

CHARTERED ACCOUNTANTS

Firm Reg. No.: 112318W

Saurabh Chouhan

Partner

Member Reg.No.: 167453

Place : Navi Mumbai

Date : May 24, 2025

For and on behalf of the Board of Directors

DWELLCONS PRIVATE LIMITED

Ashokkumar B. Chhajer

Director

DIN: 01965094

Parth Chhajer

Director

DIN-06646333