

ASHIANA MAINTENANCE SERVICES LLP
BALANCE SHEET
FINANCIAL YEAR 2025-2026

INDEPENDENT AUDITOR'S REPORT

To,

The Partners of M/s Ashiana Maintenance Services LLP

Report on Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of M/s Ashiana Maintenance Services LLP, which comprises the Balance Sheet as at 31st March, 2026, the Statement of Profit and Loss, Cash Flow Statement for the year then ended 31st March, 2026, and notes to the financial statements, including 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 accompanying financial statement give a true and fair view of the financial position of the entity as at 31st March, 2026, and of its financial performance and its cash flows for the year then ended 31st March, 2026 in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards of Auditing (SAs) issued by ICAI. 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 entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis of our opinion.

Emphasis of Matter

We draw attention to Note 21 of the financial statements, which states that the balances of Trade Receivables and Advances from customers are subject to reconciliation with the billing software. The LLP is in the process of carrying out this reconciliation, and any necessary adjustments will be accounted for in the books of account upon its completion.

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

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the entity in accordance with the accounting principles generally accepted in India.



This responsibility includes 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 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 entity'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 entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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 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 financial statements.

As part of an audit in accordance with 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 procedure responsive to those risk, 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 omission, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedure that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of the accounting policies used and reasonableness of accounting estimates and related disclosure 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 the events or conditions that may cast significant doubt on the entity'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 disclosure 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 entity 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.

Materiality is the magnitude of misstatements in the 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 the those charge 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 charge with governance with a statement that we have complied with a relevant ethical requirement 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 safeguard.

For **B Chhawchharia & Co.**
Chartered Accountants
Firm registration No: 305123E

Abhishek Gupta

Abhishek Gupta
Partner

Membership No.: 529082

UDIN-26529082FXLKZR6722

Place: New Delhi
Date: 22nd May, 2026



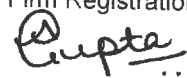
ASHIANA MAINTENANCE SERVICES LLP
BALANCE SHEET AS AT 31ST MARCH, 2026

Particulars	Notes	AS AT 31.03.2026 (₹ in Lakhs)	AS AT 31.03.2025 (₹ in Lakhs)
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	3.1	260.56	262.75
Intangible Assets	3.2	-	5.24
Leased Assets	3.3	488.82	593.57
Financial Assets	3.4		
- Investments	3.4.1	3,722.83	3,501.25
- Other financial asset	3.4.2	201.13	198.58
Deferred Tax Assets (Net)	3.5	328.48	301.87
		<u>5,001.81</u>	<u>4,863.25</u>
Current Assets			
Inventories	4.1	46.25	31.02
Financial Assets	4.2		
- Trade receivables	4.2.1	1,910.48	1,860.45
- Cash and cash equivalents	4.2.2	2,197.72	491.46
- Other bank balances	4.2.3	2,351.93	2,625.51
- Other financial assets	3.4.2	139.14	134.32
Current tax assets (Net)	4.3	36.74	71.62
Other current assets	4.4	234.73	224.11
		<u>6,916.99</u>	<u>5,438.49</u>
Total Assets		<u>11,918.80</u>	<u>10,301.74</u>
CONTRIBUTION AND LIABILITIES			
OWNERS' FUND			
Owners' Contribution	5.1		
Owners' Current Account	5.1.1	5.00	5.00
	5.1.2	(127.92)	(165.55)
		<u>(122.92)</u>	<u>(160.55)</u>
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities	6.1		
- Lease Liabilities	6.1.1	453.99	540.56
- Other Financial Liabilities	6.1.2	4,225.41	3,924.33
Provisions	6.2	207.90	172.57
Other non-current liabilities	6.3	1,855.49	1,278.85
		<u>6,742.79</u>	<u>5,916.31</u>
Current Liabilities			
Financial Liabilities	7.1		
- Lease Liabilities	6.1.1	80.27	65.64
- Trade Payables	7.1.1		
a) Dues of micro and small enterprises		316.16	205.78
b) Dues of creditors other than micro and small enterprises		367.89	410.26
- Other Financial Liabilities	6.1.2	851.76	981.35
Other Current Liabilities			
- Advance from Customers	6.3	1,198.81	753.42
- Others	6.3	2,454.42	2,116.56
Provisions	6.2	29.63	12.97
		<u>5,298.94</u>	<u>4,545.98</u>
Total Equity and Liabilities		<u>11,918.80</u>	<u>10,301.74</u>

LLP Information & Significant Accounting Policies
Accompanying notes to the financial statements
 In terms of our report of even date attached herewith

1 & 2
3 to 24

For **B Chhawchharia & Co**
 Chartered Accountants
 Firm Registration No: 305123E


 Abhishek Gupta
 Partner

Membership No: 529082

Place: New Delhi
 Date: 22nd May, 2026




 Atma Sharan
 (Nominee of Ashiana
 Housing Limited-
 Designated Partner)


 Ashok Gangopadhyay
 (Nominee of Topwell
 Project Consultants
 Limited- Designated
 Partner)

UDIN-26529082FXLKZR6729

ASHIANA MAINTENANCE SERVICES LLP
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2026

Particulars	Notes	2025-2026	2024-2025
		(₹ in Lakhs)	(₹ in Lakhs)
Income			
Revenue from operations	8.1	8,368.08	7,277.45
Other Income	8.2	677.25	598.40
Total Income		9,045.33	7,875.86
Expenses			
<u>Real Estate Support Operations:</u>			
Project Maintenance Expenses	9.1	4,672.90	4,441.09
Cafe Expenses	9.2	483.30	385.79
Care Home Expenses	9.3	352.50	147.28
		5,508.70	4,974.17
Employee benefit expense	9.4	2,515.54	2,309.39
Finance costs	9.5	0.09	-
Depreciation & amortization expenses	9.6	36.87	22.40
Other Expenses	9.7	1,052.78	1,045.56
Total Expenses		9,113.98	8,351.52
Profit/(Loss) before tax		(68.64)	(475.66)
Tax Expenses:	10		
Current Tax		-	(2.31)
Deferred Tax		(42.74)	(211.25)
Profit/(Loss) for the year		(25.90)	(262.10)
Other comprehensive income			
A) Items that will not be reclassified to profit or loss			
- Change in fair value of Equity instruments		52.43	56.87
- Tax expense relating to above		(7.63)	(17.74)
- Remeasurement of net defined benefit liability		27.23	(12.60)
- Tax expense relating to above		(8.50)	3.93
B) Items that will be reclassified to profit or loss		-	-
Other comprehensive Income/(Loss) for the year		63.53	30.46
Total comprehensive Income/(Loss) for the year		37.63	(231.65)
Appropriation of Total Comprehensive Income/(Loss)	%		
Ashiana Housing Ltd.	99.70	37.52	(230.95)
Topwell Projects Consultants Ltd	0.30	0.11	(0.69)
LLP Information & Significant Accounting Policies	1 & 2		
Accompanying notes to the financial statements	3 to 24		
In terms of our report of even date attached herewith			

For B Chhawchharia & Co
Chartered Accountants
Firm Registration No: 305123E


Abhishek Gupta
Partner

Membership No: 529082

Place: New Delhi
Date: 22nd May, 2026




Atma Sharan
(Nominee of Ashiana
Housing Limited-
Designated Partner)


Ashok Gangopadhyay
(Nominee of Topwell
Project Consultants
Limited- Designated
Partner)

UDIN-26529082FXLKZR6722

ASHIANA MAINTENANCE SERVICES LLP
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2026

PARTICULARS	2025-2026	2024-2025
	(₹ in Lakhs)	(₹ in Lakhs)
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit/(Loss) before tax and exceptional items	(68.64)	(475.66)
Adjusted for :		
Depreciation & Amortization (Including on Lease Assets)	141.62	57.32
Interest Income	(107.51)	(108.38)
Remeasurement gain on Investments	(169.17)	(201.58)
Provision for Doubtful Debts	116.98	252.66
Finance Cost (Including on Lease Liability)	63.21	22.74
Irrecoverable Balances Written off	84.44	20.31
Liabilities Written Back	(61.12)	(32.49)
Property, Plant and Equipment Written Off	0.06	0.88
(Profit)/Loss of partnership Firm	0.03	0.16
Provision for Employee Benefits (Net of Payment)	79.23	19.86
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	79.13	(444.18)
Adjusted for :		
Trade and other receivables	(269.44)	(326.55)
Inventories	(15.22)	(2.38)
Trade Payables and other liabilities	1,660.50	(565.77)
CASH GENERATED FROM OPERATIONS	1,454.96	(1,338.88)
Direct Taxes paid / adjusted	34.88	(31.90)
Cash flow before Exceptional items	1,489.84	(1,370.79)
Exceptional item	-	-
Net cash from Operating activities (A)	1,489.84	(1,370.79)
CASH FLOW FROM INVESTING ACTIVITIES :		
Net change in Property, plant & equipment	(29.51)	(161.69)
Net change in Investments	-	(257.03)
Investment in Fixed Deposit (Net)	273.58	900.71
Interest Income	107.51	108.38
Net Cash from Investing activities (B)	351.58	590.36
CASH FLOW FROM FINANCING ACTIVITIES :		
Payment of Lease Liability	(135.07)	(45.02)
Interest paid	(0.09)	-
Net Cash from Financing activities (C)	(135.16)	(45.02)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	1,706.26	(825.45)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	491.46	1,316.91
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	2,197.72	491.46
(For reconciliation, Refer Note No. 4.2.2)		

01. Cash and Cash equivalents include bank overdraft

In terms of our report of even date attached herewith

For **B Chhawchharia & Co**
Chartered Accountants
Firm Registration No: 305123E



Abhishek Gupta
Partner
Membership No: 529082

Place: New Delhi
Date: 22nd May, 2026




Atma Sharan
(Nominee of
Ashiana Housing
Limited- Designated
Partner)


Ashok Gangopadhyay
(Nominee of Topwell
Project Consultants
Limited- Designated
Partner)

UDIN-26529082 FXLKZR6722

NOTES TO THE FINANCIAL STATEMENTS

1. LLP INFORMATION

Ashiana Maintenance Services LLP having (LLPIN- AAI-0801) is a limited liability partnership domiciled and incorporated in India. The registered office of the LLP is situated at 5F Everest, 46/C, Chowringhee Road, Kolkata - 700071 and the head office is situated at 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017.

The principal business activity of the LLP is facility management of all projects of its Holding company, Ashiana Housing Limited. The LLP has its presence in the states of Rajasthan, Jharkhand, Maharashtra, Haryana, Gujarat and Tamil Nadu.

The financial statements were authorised for issue in accordance with a resolution passed by the partners of the LLP on 22nd May, 2026.

2. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements have been prepared on accrual basis in accordance with Indian Accounting Standards ("Ind AS") as prescribed under section 133 of Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules as amended from time to time.

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The financial statements are presented in Indian Rupees ("INR" or "₹") and all amounts are rounded to the nearest lacs, except as stated otherwise. ₹ 0 represents amount below ₹ 50,000/-.

2.2 Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in **Note 2.3**. Accounting estimates could change from period to period. Actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

2.3 Critical accounting estimates

Property, plant and equipment

Property, plant and equipment represent a significant proportion of the asset base of the LLP. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of LLP's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

Intangible assets

The LLP tests whether intangible assets have suffered any impairment on an annual basis. The recoverable amount of a cash generating unit is determined based on value in use calculations which require the use of assumptions.



Trade receivables

As per Ind AS 109, the LLP is required to apply expected credit losses model for recognizing the provision for doubtful debts. The expected credit losses are determined based on the LLP policy for creation of doubtful debts, past trends & assumptions.

Recognition and measurement of defined benefit obligations

The obligations arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities, the period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligation.

Recognition of Deferred Tax Asset

The deferred tax assets in respect of unabsorbed losses and depreciation is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the unabsorbed losses.

Provisions and contingencies

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the Balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

2.4 Current versus non-current classification

The LLP 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 realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised 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.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

2.5 Material Accounting Policies

a) Property, Plant and Equipment

Freehold/Leasehold land and capital work-in-progress is carried at cost. All other items of property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.



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The cost of an item of property, plant and equipment comprises of its purchase price, any costs directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the LLP incurs when the item is acquired. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the LLP and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives. The useful lives estimated for the major classes of property, plant and equipment are as follows:

Class of property, plant and equipment	Useful life (in years)
Buildings	60
Plant & Machinery	15
Furniture & Fixtures	10
Vehicles	8
Electrical Installations	10
Equipments and facilities	5
Computer Hardware	3

The useful lives have been determined based on technical evaluation done by the management's experts, which in few cases are different than the lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost of the asset. The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset is included in the statement of profit and loss when the asset is derecognised.

b) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment loss.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortised on a straight-line method over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset are reviewed at least at the end of each reporting period and adjusted, if appropriate. The useful economic lives estimated for various classes of intangible assets are as follows:

Class of intangible assets	Useful life (in years)
Software	5

c) Cash and Cash Equivalent

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits maturing within twelve months from the date of balance sheet, which are subject to an insignificant risk of changes in value. Bank overdrafts are shown under borrowings in the balance sheet.



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Other Bank Balances includes deposits with the banks which are either secured against the borrowings or are specifically earmarked against any specific funds.

d) Financial Instruments

A. Financial Instruments -Initial recognition and measurement

Financial assets and financial liabilities are recognised in the LLP's statement of financial position when the LLP becomes a party to the contractual provisions of the instrument. The LLP determines the classification of its financial assets and liabilities at initial recognition. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

B.1. Financial assets -Subsequent measurement

The Subsequent measurement of financial assets depends on their classification which is as follows:

a. Financial assets at fair value through profit or loss

Financial assets at fair value through profit and loss include financial assets held for sale in the near term and those designated upon initial recognition at fair value through profit or loss.

b. Financial assets measured at amortised cost

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Trade receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not to be collectible.

c. Financial assets at fair value through OCI

Some investments in mutual funds, except investments in subsidiaries, joint ventures and associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The LLP makes an irrevocable election on an instrument-by-instrument basis to present in other comprehensive income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the LLP decides to designate an equity instrument at fair value through OCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.

B.2. Financial assets -Derecognition

The LLP derecognises a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset.

Upon derecognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

C. Investment in subsidiaries, joint ventures and associates

Investments made by the LLP in subsidiaries, joint ventures and associates are measured at cost in the separate financial statements of the LLP.



D.1. Financial liabilities –Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

a. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading, if any.

b. Financial liabilities measured at amortised cost

Interest bearing loans and borrowings including debentures issued by the LLP are subsequently measured at amortised cost using the effective interest rate method (EIR). Amortised cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortised is included in finance costs in the statement of profit and loss.

D.2. Financial liabilities –Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or expires.

E. Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position, if and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

F. Fair value measurement

The LLP measures certain financial instruments at fair value at each reporting date. 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 presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the assets 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 to the LLP.

The LLP uses valuation technique 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.

e) Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the LLP and the revenue can be reliably measured, regardless of when the payment is received. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes, duties or other charges collected on behalf of the government/authorities.

The specific recognition criteria for the various types of the LLP's activities are described below:

Facility Management Services

- a) **General Maintenance Charges-** The LLP applies the principles of Ind AS 115 and revenue is recognised upon transfer of control, of promised services to customer in an amount that reflects the consideration the LLP expects to receive in exchange for those services, regardless of when the payment is received. Revenue is measured at the transaction price, excluding amounts collected on behalf of the third parties.
- b) **Capital Maintenance Charges-** Capital maintenance charges are recognized as income upon billing to customers. Any capital expenditure incurred during the year towards repairs or maintenance of common infrastructure is presented net of the related income in the financial statements.



Rentals and Resale

Revenue from rental and resale of units is recognized on an accrual basis upon successful completion of the related services, except in cases where the receipt of income is uncertain. Any commission incurred to earn such revenue is presented net of the related income in the financial statements.

Delayed Payment Charges

Delayed payment charges claimed to expedite recoveries are accounted for on realisation.

Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

f) Employee benefits

Short Term employee benefits

Liabilities for wages, salaries and other employee benefits that are expected to be settled within twelve months of rendering the service by the employees are classified as short term employee benefits. Such short-term employee benefits are measured at the amounts expected to be paid when the liabilities are settled.

Post employment benefits

(a) Defined contribution plans

The LLP pays to defined contribution plans such as Provident and Other Funds as expense as they fall due. The contributions are accounted for as defined contribution plans and are recognised as employee benefit expense when they are due.

(b) Defined benefit plans

The liabilities recognised in the balance sheet in respect of defined benefit plan, namely gratuity is the present value of the defined benefit obligation at the end of the year less the fair value of plan assets, if any. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation 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.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in the partner's current account balance in the balance sheet.

g) Leases

The following is a summary of significant accounting policies related to Leases.

A. LLP as a Lessee

The LLP assesses whether a contract contains a lease at the inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the LLP assesses whether: (i) the contract involves the use of an identified



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asset (ii) the LLP has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the LLP has the right to direct the use of the asset.

The LLP applies a single recognition and measurement approach for all leases, except for leasehold land, short-term leases and leases of low value. For short-term and leases of low value, the LLP recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Leasehold land is carried at the acquisition cost i.e. one-time lease premium paid at the time of acquisition of leasehold rights. For all other leases, the LLP recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the incremental borrowing rate at the lease commencement date. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made.

In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Right-of-use assets are included in the Leased Assets and lease liabilities are included in other current and non-current financial liabilities in the balance sheet. Interest on lease liabilities has been classified as financing cash flows in the Statement of Profit and Loss.

B. LLP as a Lessor

Leases for which the LLP is a lessor is classified as finance or operating leases. Leases in which the LLP does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term, unless the receipts are structured to increase in line with expected general inflation.

h) Taxes

Current Tax

The current tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to



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the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted at the reporting date.

Deferred tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

i) Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the LLP has present determined obligations as a result of past events an outflow of resources embodying economic benefits will be required to settle the obligations. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A Contingent liability is not recognised but disclosed in the notes to the accounts, unless the probability of an outflow of resources is remote.

A contingent asset is generally neither recognised nor disclosed.

j) Exceptional items

Exceptional items refer to items of income or expense within statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the LLP.

k) Impairment of assets

The LLP assesses at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the LLP estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses of continuing operations, including impairment on inventories, are recognised in the statement of profit and loss.



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NOTES TO THE ACCOUNTS

3.1 PROPERTY, PLANT & EQUIPMENT

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2026 were as follows :

PARTICULARS	BUILDING	PLANT & MACHINERY	FURNITURE & FIXTURES	VEHICLES	ELECTRICAL INSTALLATIONS	EQUIPMENTS AND FACILITIES	COMPUTERS-HARDWARE	TOTAL
Gross carrying value as at 31st March 2025	100.82	2.28	104.73	12.47	39.88	30.66	68.73	359.56
Additions	-	-	-	2.27	-	2.72	24.52	29.51
Disposals/Adjustments	-	-	-	-	-	-	-	-
Gross carrying value as at 31st March 2026	100.82	2.28	104.73	14.74	39.88	33.38	93.25	389.07
Accumulated depreciation as at 31st March 2025	15.95	0.32	5.19	3.31	0.95	24.58	46.50	96.81
Depreciation charge for the year	1.60	0.14	9.82	1.71	3.79	1.93	12.72	31.70
Disposals/Adjustments	-	-	-	-	-	-	-	-
Accumulated depreciation as at 31st March 2026	17.55	0.46	15.01	5.02	4.74	26.51	59.23	128.51
Carrying value as at 31st March 2026	83.27	1.81	89.72	9.72	35.14	6.87	34.02	260.56
Carrying value as at 31st March 2025	84.87	1.96	99.53	9.16	38.93	6.08	22.22	262.75

The changes in the carrying value of property, plant and equipment for the year ended March 31, 2025 were as follows :

PARTICULARS	BUILDING	PLANT & MACHINERY	FURNITURE & FIXTURES	VEHICLES	ELECTRICAL INSTALLATIONS	EQUIPMENTS AND FACILITIES	COMPUTERS-HARDWARE	TOTAL
Gross carrying value as at 31st March 2024	100.82	0.81	4.34	13.22	0.02	30.89	55.68	205.78
Additions	-	1.47	100.66	3.45	39.85	1.47	14.79	161.70
Disposals/Adjustments	-	-	0.28	4.20	-	1.70	1.74	7.91
Gross carrying value as at 31st March 2025	100.82	2.28	104.73	12.47	39.88	30.66	68.73	359.56
Accumulated depreciation as at 31st March 2024	14.36	0.25	2.70	5.33	0.00	24.34	36.60	83.57
Depreciation charge for the year	1.60	0.07	2.75	1.78	0.95	1.86	11.27	20.27
Disposals/Adjustments	-	-	0.26	3.80	-	1.61	1.36	7.03
Accumulated depreciation as at 31st March 2025	15.95	0.32	5.19	3.31	0.95	24.58	46.50	96.81
Carrying value as at 31st March 2025	84.87	1.96	99.53	9.16	38.93	6.08	22.22	262.75
Carrying value as at 31st March 2024	86.46	0.56	1.64	7.89	0.02	6.55	19.07	122.20



NOTES TO THE ACCOUNTS

3.2 INTANGIBLE ASSETS

The changes in the carrying value of other intangible assets for the year ended March 31, 2026 were as follows :

PARTICULARS	(₹ in Lakhs)	
	COMPUTER - SOFTWARE	TOTAL
Gross carrying value as at 31st March 2025	12.50	12.50
Additions	-	-
Disposals/Adjustments	(1.30)	(1.30)
Gross carrying value as at 31st March 2026	11.20	11.20
Accumulated amortization as at 31st March 2025	7.26	7.26
Amortization for the year	5.17	5.17
Disposals/Adjustments	(1.23)	(1.23)
Accumulated amortization as at 31st March 2026	11.20	11.20
Carrying value as at 31st March 2026	-	-
Carrying value as at 31st March 2025	5.24	5.24

The changes in the carrying value of other intangible assets for the year ended March 31, 2025 were as follows :

PARTICULARS	(₹ in Lakhs)	
	COMPUTER - SOFTWARE	TOTAL
Gross carrying value as at 31st March 2024	12.50	12.50
Additions	-	-
Disposals/Adjustments	-	-
Gross carrying value as at 31st March 2025	12.50	12.50
Accumulated amortization as at 31st March 2024	5.14	5.14
Amortization for the year	2.13	2.13
Disposals/Adjustments	-	-
Accumulated amortization as at 31st March 2025	7.26	7.26
Carrying value as at 31st March 2025	5.24	5.24
Carrying value as at 31st March 2024	7.36	7.36



NOTES TO THE ACCOUNTS

3.3 LEASED ASSETS

The changes in the carrying value of leased assets for the year ended Mar 31, 2026 were as follows :

PARTICULARS	(₹ in Lakhs)	
	RIGHT OF USE - BUILDING	TOTAL
Gross carrying value as at 31st March 2025	628.48	628.48
Additions	-	-
Disposals/Adjustments	-	-
Gross carrying value as at 31st March 2026	628.48	628.48
Accumulated depreciation as at 31st March 2025	34.92	34.92
Depreciation charge for the year	104.75	104.75
Disposals/Adjustments	-	-
Accumulated depreciation as at 31st March 2026	139.66	139.66
Carrying value as at 31st March 2026	488.82	488.82
Carrying value as at 31st March 2025	593.57	593.57

The changes in the carrying value of leased assets for the year ended March 31, 2025 were as follows :

PARTICULARS	(₹ in Lakhs)	
	RIGHT OF USE - BUILDING	TOTAL
Gross carrying value as at 31st March 2024	-	-
Additions	628.48	628.48
Disposals/Adjustments	-	-
Gross carrying value as at 31st March 2025	628.48	628.48
Accumulated depreciation as at 31st March 2024	-	-
Depreciation charge for the year	34.92	34.92
Disposals/Adjustments	-	-
Accumulated depreciation as at 31st March 2025	34.92	34.92
Carrying value as at 31 st March 2025	593.57	593.57
Carrying value as at 31st March 2024	-	-



NOTES TO THE ACCOUNTS

3.4 FINANCIAL ASSETS

3.4.1 INVESTMENT

Non-Current Investments

In Capital of Partnership Firm

+ Required particulars of partnership firm is given below

AS AT 31.03.2026 (₹ in Lakhs)	AS AT 31.03.2025 (₹ in Lakhs)
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	Face Value (₹)	No. of Units		
In Mutual Funds (unquoted)*				
Fair Value through Profit & Loss Account (A)				
Nippon India Short Duration Fund - Growth	10	10,95,356.75	598.79	565.00
Nippon India Short Duration Fund - Direct Growth	10	19,26,024.92	1,148.88	1,077.83
Nippon India Arbitrage Fund- Growth	10	41,31,404.56	1,144.31	1,079.97
Fair Value through Other Comprehensive Income (B)				
Kotak - Low Duration Fund - Direct Growth	1,000	14,383.450	549.10	512.99
Kotak Low Duration Fund Standard (G) Regular	1,000	8,017.847	279.06	262.74
Total (A+B)			3,720.14	3,498.53
Total Non-Current Investments			3,722.83	3,501.25
Total Investments			3,722.83	3,501.25
Aggregate amount of unquoted investments			3,722.83	3,501.25
* Pledged			1,000.00	-

+ The particulars of partnership firm on the basis of audited Balance Sheet as at 31.03.2026, is given below :-

Ashiana Amar Developers

Name of Partners	Share	Capital (₹)
Ashiana Housing Ltd	95%	1.76
Ashiana Maintenance Services LLP	5%	2.69

3.4.2 OTHER FINANCIAL ASSETS

Non-Current Other Financial Assets

(Unsecured, considered good)

Security Deposits

Total Non-Current Other Financial Assets

201.13	198.58
201.13	198.58

Current Other Financial Assets

(Unsecured, considered good)

Advances recoverable in cash

Security Deposits

Total Current Other Financial Assets

125.50	124.91
13.65	9.42
139.14	134.32

Total Other Financial Assets

340.27	332.90
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3.5 DEFERRED TAX ASSETS (NET)

Deferred Tax Asset / (Liability) relating to:

- property, plant and equipment and intangible assets

- financial assets measured at fair value

- employee benefits

- fiscal allowance of unabsorbed losses & depreciation

- others

(12.16)	(11.05)
(151.60)	(99.65)
74.11	57.89
232.02	184.25
186.11	170.44
328.48	301.87



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NOTES TO THE ACCOUNTS

AS AT 31.03.2026 (₹ in Lakhs)	AS AT 31.03.2025 (₹ in Lakhs)
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CURRENT ASSETS

4.1 INVENTORIES

(As taken, valued and certified by the Management)

Maintenance Materials
Food & Consumables

40.21	28.14
6.04	2.88
46.25	31.02

4.2 FINANCIAL ASSETS - CURRENT

4.2.1 TRADE RECEIVABLES

(Unsecured)

Considered Good

1,789.53	1,691.11
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Trade Receivables which have significant increase in credit risk

Less: Allowance for doubtful debts

151.93	160.01
(37.98)	(40.00)

Trade Receivables- Credit Impaired

Less: Allowance for doubtful debts

504.00	487.09
(504.00)	(487.09)

Unbilled Debtors

7.00	49.33
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1,910.48	1,860.45
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(₹ in Lakhs)

(as at 31st March 2026)

Ageing for Receivables	Less Than 6 months	6 months to 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
<u>Undisputed Trade Receivables</u>						
Considered Good	1,043.35	335.58	354.30	11.17	45.12	1,789.53
Having Significant increase in Credit Risk	-	-	-	151.93	-	151.93
Credit Impaired	-	-	38.60	25.76	439.63	504.00
<u>Disputed Trade Receivables</u>						
Considered Good	-	-	-	-	-	-
Having Significant increase in Credit Risk	-	-	-	-	-	-
Credit Impaired	-	-	-	-	-	-
<u>Unbilled Debtors</u>	7.00	-	-	-	-	7.00
Total	1,050.36	335.58	392.91	188.86	484.75	2,452.46
Less: Allowance for Doubtful Debts	-	-	(38.60)	(63.75)	(439.63)	(541.98)
Balance at the end of year	1,050.36	335.58	354.30	125.11	45.12	1,910.48

(₹ in Lakhs)

(as at 31st March 2025)

Ageing for Receivables	Less Than 6 months	6 months to 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
<u>Undisputed Trade Receivables</u>						
Considered Good	1,142.03	273.83	269.62	4.05	1.58	1,691.11
Having Significant increase in Credit Risk	-	-	-	160.01	-	160.01
Credit Impaired	-	28.97	23.73	19.99	411.85	484.55
<u>Disputed Trade Receivables</u>						
Considered Good	-	-	-	-	-	-
Having Significant increase in Credit Risk	-	-	-	-	-	-
Credit Impaired	-	0.98	-	1.56	-	2.54
<u>Unbilled Debtors</u>	49.33	-	-	-	-	49.33
Total	1,191.36	303.77	293.35	185.62	413.43	2,387.54
Less: Allowance for Doubtful Debts	-	(29.95)	(23.73)	(61.56)	(411.85)	(527.09)
Balance at the end of year	1,191.36	273.83	269.62	124.06	1.58	1,860.45



NOTES TO THE ACCOUNTS

	AS AT 31.03.2026 (₹ in Lakhs)	AS AT 31.03.2025 (₹ in Lakhs)
4.2.2 CASH AND CASH EQUIVALENTS		
Cash-in-hand	1.86	5.72
Cheques in hand	113.13	26.22
Balances with Scheduled Banks:		
In Current Account *	121.17	(156.36)
In Fixed Deposits	1,961.55	615.87
	<u>2,197.72</u>	<u>491.46</u>
* Includes Dormant Accounts	9.65	3.03
4.2.3 OTHER BANK BALANCES		
Balances with Scheduled Banks:		
In Fixed Deposits *	2,351.93	2,625.51
	<u>2,351.93</u>	<u>2,625.51</u>
* Earmarked for Water Supply Infrastructure Fund	2,188.79	2,326.32
* Earmarked for Capital Maintenance Fund	163.14	299.19
4.3 CURRENT TAX ASSETS		
Taxation Advances & Refundable	36.74	71.62
	<u>36.74</u>	<u>71.62</u>
4.4 OTHER CURRENT ASSETS		
Advances recoverable in kind or for value to be received	234.73	224.11
	<u>234.73</u>	<u>224.11</u>



NOTES TO THE ACCOUNTS

5.1 OWNERS' FUND

5.1.1 Owners' Contribution

(₹ in Lakhs)					
Sr. No.	Name of Partners	As at 1st April 2025	Introduced during the year	Withdrawals during the year	As at 31st March 2026
1	Ashiana Housing Limited	4.98	-	-	4.98
2	Topwell Projects Consultants Ltd	0.02	-	-	0.02
Total		5.00	-	-	5.00
Previous Year (PY)		5.00	-	-	5.00

5.1.2 Owners' Current Account

(₹ in Lakhs)									
Sr. No.	Name of Partners	Share of profit/ (loss)	As at 1st April 2025	Introduced during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / (Loss) for the year	As at 31st March 2026
1	Ashiana Housing Limited	99.70%	(165.89)	-	-	-	-	37.52	(128.37)
2	Topwell Projects Consultants Ltd	0.30%	0.34	-	-	-	-	0.11	0.45
Total			(165.55)	-	-	-	-	37.63	(127.92)
Previous Year (PY)			66.09	-	-	-	-	(231.65)	(165.55)



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NOTES TO THE ACCOUNTS

	AS AT 31.03.2026 (₹ in Lakhs)	AS AT 31.03.2025 (₹ in Lakhs)
6.1 FINANCIAL LIABILITIES - NON CURRENT		
6.1.1 LEASE LIABILITIES		
Non Current Lease Liabilities		
Lease Liabilities	453.99	540.56
Total Non Current Lease Liabilities	453.99	540.56
Current Lease Liabilities		
Lease Liabilities	80.27	65.64
Total Current Lease Liabilities	80.27	65.64
Total Lease Liabilities	534.26	606.20
6.1.2 OTHER FINANCIAL LIABILITIES		
Non-Current Other Financial Liabilities		
Interest free security deposit	4,148.41	3,827.20
Other liabilities	77.00	97.13
Total Non-Current Other Financial Liabilities	4,225.41	3,924.33
Current Other Financial Liabilities		
Other liabilities	385.83	418.94
Security Deposit	150.97	103.99
Water Supply Infrastructure Refundable	314.96	458.42
Total Current Other Financial Liabilities	851.76	981.35
Total Other Financial Liabilities	5,077.17	4,905.68
6.2 PROVISIONS		
Non-Current Provisions		
Provision for Employee Benefits:		
- Gratuity	207.90	172.57
Total Non-Current Provisions	207.90	172.57
Current Provisions		
Provision for Employee Benefits:		
- Gratuity	29.63	12.97
Total Current Provisions	29.63	12.97
Total Provisions	237.54	185.54
6.3 OTHER LIABILITIES		
Non-Current Other Liabilities		
Reducing Management Deposit / Advance Service Fees	1,855.49	1,278.85
Total Non-Current Other Liabilities	1,855.49	1,278.85
Current Other Liabilities		
A. ADVANCE FROM CUSTOMERS		
Advances from Customers	994.39	497.50
Reducing Management Deposit / Advance Service Fees	204.42	255.92
	1,198.81	753.42
B. OTHERS		
Maintenance Fund	148.43	208.79
Statutory Dues	174.10	109.24
Water Supply Infrastructure Fund	2,131.88	1,798.53
	2,454.42	2,116.56
Total Current Other Liabilities (A+B)	3,653.23	2,869.98
Total Other Liabilities	5,508.72	4,148.83



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NOTES TO THE ACCOUNTS

AS AT 31.03.2026 (₹ in Lakhs)	AS AT 31.03.2025 (₹ in Lakhs)
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7.1 FINANCIAL LIABILITIES - CURRENT

7.1.1 TRADE PAYABLES

Sundry Creditors

- Dues of Micro and Small Enterprises
- Dues of creditors other than micro and small enterprises

316.16	205.78
367.89	410.26
684.05	616.04

(₹ in Lakhs)
(as at 31st March 2026)

Ageing for Trade Payables	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
MSME	310.71	2.68	2.76	-	316.16
Others	346.95	3.61	10.63	6.69	367.89
Disputed - MSME	-	-	-	-	-
Disputed - Others	-	-	-	-	-
Balance at the end of Year	657.67	6.29	13.39	6.69	684.05

(₹ in Lakhs)
(as at 31st March 2025)

Ageing for Trade Payables	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
MSME	201.49	4.29	-	-	205.78
Others	384.42	14.46	0.40	10.98	410.26
Disputed - MSME	-	-	-	-	-
Disputed - Others	-	-	-	-	-
Balance at the end of Year	585.91	18.75	0.40	10.98	616.04

Disclosures pursuant to Schedule III of Companies Act, 2013 in relation to trade payables falling under the category of Micro and Small enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006 are as follows:

Particulars	FY 25-26 (Rs in lakhs)	FY 24-25 (Rs in lakhs)
a) Principal amount due to such suppliers	316.16	205.78
b) Interest accrued and due to such suppliers on above (a) amount	Nil	Nil
c) Payment made to such suppliers (other than interest) beyond appointed day during the year	Nil	Nil
d) Interest paid to such suppliers on above (c)	Nil	Nil
e) Interest due and payable to such suppliers towards payment already made	Nil	Nil
f) Interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management.



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NOTES TO THE ACCOUNTS

	2025-26 (₹ in Lakhs)	2024-25 (₹ in Lakhs)
8.1 REVENUE FROM OPERATIONS		
Real Estate Support Operations:		
(i) Project Maintenance Charges		
- General Maintenance Charges	6,991.38	6,010.40
- Capital Maintenance Charges (Net)	(466.88)	(247.85)
- Amortisation of Management Deposit /Advance Service Fees	198.53	199.77
(ii) Commission from Realty Services (Net)	771.01	624.14
(iii) Café Sales	579.79	502.28
(iv) Care Homes	294.25	188.71
	8,368.08	7,277.45
8.2 OTHER INCOME		
Interest:		
- On Fixed Deposit	107.51	108.38
- On Income Tax Refund	2.12	2.33
Delayed payment charges	136.30	47.27
Rent	39.62	35.36
Profit on sale of investments	-	0.83
Fair value gain on financial instruments measured at fair value through profit or loss	169.17	200.75
Miscellaneous Receipts	161.41	171.00
Liabilities written back	61.12	32.49
	677.25	598.40
9.1 PROJECT MAINTENANCE EXPENSES		
Consumption of Maintenance Materials (Indigenous)	211.03	224.86
Work Charges	2,274.04	1,980.17
Power & Fuel (net)	183.90	257.53
Repairs and Maintenance	521.87	484.77
Security charges	941.49	866.57
Other Maintenance Expenses	540.56	627.19
	4,672.90	4,441.09
9.2 CAFE EXPENSES		
Consumables (Indigenous)	307.74	277.96
Work Charges	110.45	49.41
Power & Fuel	65.10	58.42
	483.30	385.79
9.3 CARE HOME EXPENSES		
Consumption of Maintenance Materials (Indigenous)	0.98	0.86
Work Charges	183.65	87.51
Rent	-	1.26
Depreciation on Leased Asset	104.75	34.92
Interest on Lease Liability	63.13	22.74
	352.50	147.28



NOTES TO THE ACCOUNTS

	2025-26 (₹ in Lakhs)	2024-25 (₹ in Lakhs)
9.4 EMPLOYEE BENEFITS EXPENSES		
Salary and Allowances	2,223.01	2,033.74
Contribution to Provident & Other Funds	102.26	100.03
Staff Welfare	190.28	175.61
	<u>2,515.54</u>	<u>2,309.39</u>
9.5 FINANCE COST		
Interest :		
- To others	0.09	-
- On lease liability	63.13	22.74
	<u>63.21</u>	<u>22.74</u>
Less: Interest on Leased liability transfer to Care Home Expenses	63.13	22.74
	<u>0.09</u>	<u>-</u>
9.6 DEPRECIATION & AMORTIZATION EXPENSES		
Relating to :		
- Property, plant & equipment	31.70	20.27
- Intangible assets	5.17	2.13
- Leased Assets	104.75	34.92
	<u>141.62</u>	<u>57.32</u>
Less: Depreciation on Leased Assets transfer to Care Home Expenses	104.75	34.92
	<u>36.87</u>	<u>22.40</u>
9.7 OTHER EXPENSES		
Rates and Taxes	35.52	39.33
Rent	16.87	8.05
Insurance	3.01	3.72
Public Relation and Communication	30.82	53.31
Printing and Stationery	21.50	29.10
Repairs and Maintenance- Others	37.92	22.51
Travelling & Conveyance	168.59	130.25
Legal & Professional Expenses	105.83	93.78
Establishment Charges	139.97	129.55
Telephone, Telex & Fax	18.68	18.83
Auditors' Remuneration :		
- For Statutory Audit	6.00	5.00
- For Internal Audit	10.50	10.44
- For Tax Audit	1.50	1.25
- For Other Services	9.20	9.20
- For reimbursement of expenses	2.35	1.47
Irrecoverable Balances Written off	186.53	20.31
Less: Charged to Provision	<u>102.09</u>	<u>-</u>
Share of loss from partnership firm	0.03	0.16
Payment Gateway Charges	71.76	57.03
Branding & Trademark Charges	38.50	28.00
Miscellaneous expenses	131.75	129.88
Item related to Previous years	0.99	0.86
Provision for Doubtful Debts	116.98	252.66
Property, Plant & Equipment & Intangible Assets Written off	0.06	0.88
	<u>1,052.78</u>	<u>1,045.56</u>
10 TAX EXPENSES		
Current Tax	-	-
Income Tax	-	-
Tax Adjustments	-	(2.31)
	-	(2.31)
Deferred Tax		
Deferred Tax	(42.74)	(211.25)
	<u>(42.74)</u>	<u>(213.56)</u>



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NOTES TO THE ACCOUNTS**11 INCOME TAX**

(i) The major components of tax expense for the years ended 31 March 2026 and 31 March 2025 are:

	2025-26 (₹ in Lakhs)	2024-25 (₹ in Lakhs)
Current Tax:		
Current tax expenses for current year	-	-
Current tax expenses pertaining to prior periods/ Tax Adjustments	-	(2.31)
Deferred tax obligations	(42.74)	(211.25)
Total tax expense reported in the statement of profit or loss	(42.74)	(213.56)

(ii) The reconciliation of estimated income tax expense at the statutory income tax rate to income tax expenses reported in statement of profit and loss is as follows:

	2025-26	2024-25
Profit/(Loss) before income taxes	(68.64)	(475.66)
At statutory income tax rate	31.20%	31.20%
Expected Income Tax expenses	-	-
Tax effects of adjustments to reconcile expected income tax expense to reported income tax expense		
Non deductible expenses for tax purposes	(14.18)	(3.94)
Deductible expenses for tax purposes	(73.99)	(209.23)
Tax pertaining to prior periods	-	(2.31)
Others (Net)	45.42	1.92
Total Income Tax expenses	(42.74)	(213.56)

(iii) Significant components of deferred tax assets and liabilities for the year ended on 31st March, 2026 is as follows:

Particulars	Opening Balance	Recognised/ reversed through Profit and Loss	Recognised/ reversed in other comprehensive income	Closing Balance
Deferred Tax Assets/(Liabilities) in relation to:				
Property, plant and equipment and Intangible Assets	(11.05)	(1.11)	-	(12.16)
Financial assets measured at fair value	(99.65)	(44.31)	(7.63)	(151.60)
Employee Benefits	57.89	24.72	(8.50)	74.11
Fiscal Allowance of unabsorbed losses and depreciation	184.25	47.77	-	232.02
Others	170.44	15.67	-	186.11
Net Deferred Tax Assets/(Liabilities)	301.87	42.74	(16.13)	328.48

Significant components of deferred tax assets and liabilities for the year ended on 31st March, 2025 is as follows:

Particulars	Opening Balance	Recognised/ reversed through Profit and Loss	Recognised/ reversed in other comprehensive income	Closing Balance
Deferred Tax Assets/Liabilities in relation to:				
Property, plant and equipment and Intangible Assets	(8.97)	(2.08)	-	(11.05)
Financial assets measured at fair value	(82.07)	0.16	(17.74)	(99.65)
Employee Benefits	47.76	6.20	3.93	57.89
Fiscal Allowance of unabsorbed losses and depreciation	59.43	124.82	-	184.25
Others	88.28	82.16	-	170.44
Net Deferred Tax Assets/(Liabilities)	104.43	211.25	(13.81)	301.87



NOTES TO THE ACCOUNTS

12 EMPLOYEE BENEFIT PLANS

The disclosures required under Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015 are given below, based on the Actuarial Report certified by a Practicing Actuary.

		(₹ in Lakhs)	
Particulars		2025-26	2024-25
i)	Defined Contribution Plan		
Contribution to Defined Contribution Plan, charged off for the year are as under:			
	Employer's Contribution to Provident & Pension Fund	102.26	100.03

ii) Defined Benefit Plan

The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

		(₹ in Lakhs)	
Particulars		Gratuity	
		2025-26	2024-25
a.	Movement in present value of defined benefit obligations		
	Present value of obligation at the beginning of the year	185.93	153.45
	Service Cost	39.33	35.22
	Past Service Cost	44.91	-
	Interest Cost	13.55	11.43
	Remeasurements - Actuarial (gains)/losses	(27.24)	12.60
	Benefits paid	(18.54)	(26.76)
	Present value of obligation at the end of the year	237.95	185.93
b.	Movement in Fair value of Plan Asset		
	Fair Value of Plan Asset Beginning of the year	0.39	0.36
	Interest Income	0.03	0.03
	Actual contribution	-	-
	Actuarial (Gains)/Losses	(0.01)	(0.00)
	Benefits paid	-	-
	Fair Value of Plan Asset End of the year	0.41	0.39
c.	Reconciliation of fair value of assets and obligations		
	Present value of obligation at the end of the year	237.95	185.93
	Fair Value of Plan assets as at the end of the year	0.41	0.39
	Net liability recognised in Balance Sheet	237.54	185.54
d.	Amount recognised in the Statement of Profit and Loss under Employee Benefit Expenses		
	Service Cost	39.33	35.22
	Past Service Cost	44.91	-
	Interest Cost	13.55	11.43
	Expected return on plan assets	(0.03)	(0.03)
	Net expenses recognised in the statement of Profit and Loss	97.77	46.62
e.	Amount recognised in the other comprehensive income		
	Return on plan assets	0.01	0.00
	Actuarial (gains)/losses arising from change in demographic assumptions	-	-
	Actuarial (gains)/losses arising from change in financial assumptions	(17.37)	5.50
	Actuarial (gains)/losses arising from experience adjustments	(9.87)	7.10
	Net expenses recognised in the other comprehensive income	(27.23)	12.60
f.	The weighted-average assumptions used to determine net periodic benefit cost are set out below:		
	Mortality Table (L.I.C.)	2012-14	2012-14
	Interest rate for discounting	7.63%	6.81%
	Rate of escalation in salary (per annum)	6.00%	6.00%
	Weighted average duration of defined benefit obligation	14.61 Years	14.51 Years



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Particulars	Gratuity	
	2025-26	2024-25
Sensitivity Analysis		
Defined Benefit Obligation Discount Rate + 100 basis points	(22.36)	(18.44)
Defined Benefit Obligation Discount Rate - 100 basis points	26.55	22.07
Defined Benefit Obligation Salary Escalation Rate + 100 basis points	21.39	19.27
Defined Benefit Obligation Salary Escalation Rate - 100 basis points	(19.74)	(17.48)

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by one percentage, keeping all other actuarial assumptions constant.

Expected Cashflows of defined benefit obligation:

Particulars	2025-26	2024-25
With in 1 year	30.74	13.54
1-2 Year	7.67	21.12
2-3 Year	13.03	5.91
3-4 Year	13.39	9.49
4-5 Year	10.58	9.42
5-10 Year	95.88	63.89
Beyond 10 Years	66.25	62.16
	237.54	185.54



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NOTES TO THE ACCOUNTS

13 RELATED PARTY TRANSACTIONS

Related parties and transactions with them as specified in 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 LLP and the same has been relied upon by the Auditors.

a) Significant influenced entities

Name of Entities	Country
Ashiana Housing Limited (Holding Company)	India
Ashiana Amar Developers (Fellow Subsidiary)	India
Topwell Projects Consultants Limited (Fellow Subsidiary)	India

b) List of Joint Ventures

NIL

c) List of Other Related Parties

Ashiana Greenwood Developers	India
Megha Colonizers	India
Ashiana Manglam Builders	India
Vista Housing	India
Kairav Developers Limited	India

d) List of Key Management Personnel

Shri Atma Sharan	Nominee of Ashiana Housing Limited- Designated Partner
Shri Ashok Gangopadhyay	Nominee of Topwell Projects Consultants Limited- Designated Partner

(₹ in Lakhs)

Nature of Transactions	Significant Influenced entities		Key Management Personnel and their Relatives		Other Related Parties	
	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25
Income						
Maintenance Charges	323.04	243.49	-	-	12.00	23.14
Cafe Income	20.20	9.18	-	-	0.05	-
Commission	33.45	6.07	-	-	-	1.26
Other Income	53.64	101.85	-	-	-	0.28
Expenses						
Hotel Charges	15.48	9.92	-	-	-	-
Establishment Charges	138.79	129.55	-	-	-	-
Rental Charges	135.07	45.02	-	-	-	-
Purchase of PPE	-	144.36	-	-	-	-
Purchase of Materials	-	0.23	-	-	-	-
Electricity Charges	6.11	-	-	-	-	-
Professional Fees	-	-	15.60	15.60	-	-
Branding Expenses	38.50	28.00	-	-	-	-
Year End Payables						
Payables	19.76	115.36	-	-	-	-
Year End Receivable						
Trade Receivables	118.23	29.70	-	-	11.22	2.88



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NOTES TO THE ACCOUNTS

14 FINANCIAL INSTRUMENTS AND FAIR VALUE MEASUREMENTS

14.1 Financial Instruments by category

The carrying value of financial instruments by categories as on 31st March, 2026 were as follows:

(₹ in Lakhs)						
Particulars	Note No.	Fair Value through Profit & Loss	Fair Value through OCI	Amortised Cost	Total carrying value	Total Fair Value
Financial Assets						
Investments						
- Mutual Funds	3.4.1	2,891.98	828.16	-	3,720.14	3,720.14
- in Capital of Partnership Firm	3.4.1	-	-	2.69	2.69	2.69
Other Financial Asset	3.4.2	-	-	340.27	340.27	340.27
Trade Receivables	4.2.1	-	-	1,910.48	1,910.48	1,910.48
Cash & Cash Equivalents	4.2.2	-	-	2,197.72	2,197.72	2,197.72
Other bank balances	4.2.3	-	-	2,351.93	2,351.93	2,351.93
Total Financial Assets		2,891.98	828.16	6,803.09	10,523.22	10,523.22
Financial Liabilities						
Lease Liabilities	6.1.1	-	-	534.26	534.26	534.26
Deposit from Customers	6.1.2	-	-	4,225.41	4,225.41	4,225.41
Other financial liabilities	6.1.2	-	-	851.76	851.76	851.76
Trade Payables	7.1.2	-	-	684.05	684.05	684.05
Total Financial Liabilities		-	-	6,295.47	6,295.47	6,295.47

The carrying value of financial instruments by categories as on 31st March, 2025 were as follows:

(₹ in Lakhs)						
Particulars	Note No.	Fair Value through Profit & Loss	Fair Value through OCI	Amortised Cost	Total carrying value	Total Fair Value
Financial Assets						
Investments						
- Mutual Funds	3.4.1	2,722.80	775.73	-	3,498.53	3,498.53
- in Capital of Partnership Firm	3.4.1	-	-	2.72	2.72	2.72
Other Financial Asset	3.4.2	-	-	332.90	332.90	332.90
Trade Receivables	4.2.1	-	-	1,860.45	1,860.45	1,860.45
Cash & Cash Equivalents	4.2.2	-	-	491.46	491.46	491.46
Other bank balances	4.2.3	-	-	2,625.51	2,625.51	2,625.51
Total Financial Assets		2,722.80	775.73	5,313.03	8,811.57	8,811.57
Financial Liabilities						
Lease Liabilities	6.1.1	-	-	606.20	606.20	606.20
Deposit from Customers	6.1.2	-	-	3,924.33	3,924.33	3,924.33
Other financial liabilities	6.1.2	-	-	981.35	981.35	981.35
Trade Payables	7.1.2	-	-	616.04	616.04	616.04
Total Financial Liabilities		-	-	6,127.92	6,127.92	6,127.92

Management estimations and assumptions

a) The management assessed that cash and cash equivalents, trade receivables, trade payables and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

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

(i) The fair values of the unquoted mutual funds are based on price quotations/NAVs at the reporting date.



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NOTES TO THE ACCOUNTS

14.2 Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the balance sheet are categorised into three levels of fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted Prices 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 (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

The following table presents the fair value hierarchy of assets and liabilities measured at fair value on a recurring basis :

Particulars	Note No.	(₹ in Lakhs)			
		Fair value measurement at end of the reporting period/year using			
		Level 1	Level 2	Level 3	Total
As on 31st March, 2026					
Financial Assets					
Mutual funds	3.4.1	3,720.14	-	-	3,720.14
As on 31st March, 2025					
Financial Assets	3.4.1	3,498.53	-	-	3,498.53
Mutual funds					

The LLP's policy is to recognize transfers into and the transfers out of fair value hierarchy levels as at the end of the reporting period. There are no transfers between level 1 and level 2 during the end of the reported periods.

14.3 Financial Risk Management

The LLP's principal financial liabilities comprises deposit from customers, trade and other payables. The main purpose of these financial liabilities is to finance the LLP's operations. The LLP's principal financial assets include trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The LLP's activities expose it to various financial risks like credit risk, liquidity risk and market risk (including interest rate risk). The LLP tries to foresee the unpredictable nature of financial markets and seek to minimise potential adverse impact of these risks on its financial performance. These risks are managed by the LLP taking several measures like requiring customers to pay upfront advances, management of funds by the treasury department, monitoring liquidity of the LLP through expected cash flow forecasts, etc.

The partners of the LLP oversee the management of these risks, and ensure that the LLP's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the LLP's policies and risk objectives. It is the LLP's policy that no trading in derivatives for speculative purposes may be undertaken.



15 CAPITAL MANAGEMENT

The LLP believes that maintaining a sound capital base is imperative to ensure continued confidence of its stakeholders like customers, creditors, etc.

The following are the objectives of Capital management policy of the LLP:

- i) Safeguard its ability to continue as a going concern, so that it can continue to provide returns and benefits for all stakeholders, and
- ii) Maintain an optimal capital structure to reduce the cost of capital

The LLP manages its capital structure and makes adjustment after considering changes in economic conditions and requirements of the financial covenants.

As a part of capital management strategy, the LLP may seek capital contribution from partners, raise debt capital or sell assets to reduce debt. The LLP may optimally take debt and ensures to meet its financial covenants attached to the interest bearing borrowings. There have never been any breaches in financial covenants of any interest bearing borrowings in the past and also in the current period.



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NOTES TO THE ACCOUNTS

16 REVENUE FROM CONTRACTS WITH CUSTOMERS

The disclosure pursuant to INDAS 115 "Revenue from Contracts with Customers" are given herein below:

A. Customer Contracts

(i) Revenue and Disaggregated Revenue information

(₹ in Lakhs)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Revenue from contract with customers		
(i) Project Maintenance Charges	6,723.03	5,962.33
(ii) Commission from Realty Services	771.01	624.14
(iii) Café Sales	579.79	502.28
(iv) Care Home Income	294.25	188.71
(v) Delayed Payment charges	136.30	47.27
(vi) Miscellaneous Receipts	201.03	206.36
(b) Income from investment activities/others		
Other income	339.92	344.77
Total	9,045.33	7,875.86

(ii) Contract balances

(₹ in Lakhs)

Particulars	Sub heading	As at 31 March 2026	As at 31 March 2025
Contract Assets	Trade Receivables	1,910.48	1,860.45
Contract Liabilities	Advance from Customers	994.39	497.50
Contract Liabilities	Reducing Management Deposit /	2,059.91	1,534.77
	Advance Service Fees		
Contract Liabilities	Maintainance Fund	148.43	208.79
Contract Liabilities	Water Infrastructure Fund	2,446.84	2,256.95
	(Including refundable)		
Contract Liabilities	Deposit from Customers	4,148.41	3,827.20

(iii) Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Revenue as per contracted price	8,705.41	7,531.09
Adjustments	-	-
Revenue from contracts with customers	8,705.41	7,531.09

(iv) Performance obligations

The LLP is into real estate support operations and satisfies its performance obligation upon rendering of services and raising of monthly invoices to its customers.

The customer makes the payment of contracted price as per the terms stipulated in the Maintenance Agreement.

17 SEGMENT INFORMATION

A. Basis of Segmentation

Based on the factors used to identify the entity's reportable segments, including the basis of organisation for management purposes, the LLP has only one reportable segment namely, 'Real Estate Support Operations'. The partners of the LLP act as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the LLP's performance and allocates resources based on an analysis of various performance indicators.

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Real Estate Support Operations in India, it has only one reportable geographical segment.

C. Information about major customers

None of the customers for the years ended March 31, 2026 and March 31, 2025, constituted 10% or more of the total revenue of the LLP.



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NOTES TO THE ACCOUNTS

18 Leases

The disclosure pursuant to IND-AS 116 "Leases" are given herein below:

- (i) The LLP has taken building on rent from its holding company in Bhiwadi for the purpose of providing care homes facility to senior citizens during the year, which is having a lease period of 6 years. At the lease commencement date, the LLP has recorded the lease liability at the present value of the lease payments that are to be made over the lease period and discounted at the incremental borrowing rate and has measured right of use asset at an amount equal to lease liability adjusted for any related prepaid and accrued lease payments previously recognised and any initial direct cost incurred by the LLP.
- (ii) The following is the carrying value of lease liability and movement there of during the year ended March 31, 2026:

Particulars	(₹ in Lakhs)
Balance as at March 31, 2025	606.20
Additions during the year	-
Finance cost accrued during the year	63.13
Deletions	-
Payment of lease liabilities	(135.07)
Balance as at March 31, 2026	534.26
Current maturities of Lease liability	80.27
Non-Current Lease Liability	453.99

- (iii) The following is the carrying value of right of use asset and movement there of during the year ended March 31, 2026:

Particulars	(₹ in Lakhs)
Balance as at March 31, 2025	593.57
Additions during the year	-
Deletions	-
Depreciation of right of use assets	(104.75)
Balance as at March 31, 2026	488.82

- (iv) **Amounts recognised in the Statement of Profit & Loss**

Particulars	(₹ in Lakhs) 31.03.2026
Depreciation on Right to Use - Building (Refer Note 9.3)	104.75
Interest on Lease Liability (Refer Note 9.3)	63.13
Total	167.87

- (v) The maturity analysis of lease liabilities are as follows :-

Particulars	(₹ in Lakhs) 31.03.2026
Within one year	80.27
After one year but not more than five years	453.99
More than five years	-
	534.26

- (vi) The weighted average incremental borrowing rate applied to lease liabilities is 11 %
- (vii) Rental expense recorded for short-term leases was Rs 16.87 Lakhs for the year ended 31st March, 2026.
- (viii) The LLP does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.



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NOTES TO THE ACCOUNTS

19 Contingent Liabilities

Contingent Liabilities to the extent not provided for:

Particulars	₹ in Lakhs	
	2025-26	2024-25
Service Tax*	338.64	338.64
Goods & Services Tax (Including Interest & Penalty)*	223.29	232.48
Reducing Management Deposit /Advance Service Fees**	205.70	146.80
Claim against the LLP not acknowledged as debt	223.49	6.25

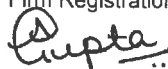
* Against all these demands, the LLP has either filed an appeal or is in the process of filing an appeal before the Appellate Authority. Based on the facts of the case and pending final adjudication of the matter, management believes that the outcome of the matter will not have a material impact on the financial statements.

** The Real Estate Regulatory Authority, Tamil Nadu (TNRERA), vide its order dated 29.01.2024, directed the LLP to refund the entire amount of the Reducing Management Deposit collected from customers in project Ashiana Shubham- Chennai.

Subsequently, the LLP filed an appeal before the Tamil Nadu Real Estate Appellate Tribunal (TNREAT) challenging the said order. However, the TNREAT passed an ex-parte order against the LLP on 18.12.2024. Aggrieved by this, the LLP has preferred an appeal before the Hon'ble High Court of Tamil Nadu. The LLP is hopeful of a favourable outcome in the matter.

- 20 Ashiana Town Beta Residents Welfare Society has filed a writ before the Hon'ble High Court of Rajasthan seeking the handover of the project to the RWA. The matter is sub-judice as of the date of signing of financial statements. Any outcome of the case will be account for in the books of accounts upon the finalisation of the case.
- 21 Balances of Trade Receivables and Advances from customers are subject to reconciliation with the billing software. The LLP is in the process of carrying out this reconciliation, and any necessary adjustments will be accounted for in the books of account upon its completion.
- 22 On the basis of physical verification of assets, as specified in IND AS - 36 and cash generation capacity of those assets, in the management perception, there is no impairment of such assets as appearing in the balance sheet as on 31.03.2026.
- 23 During the financial year 2025-26, the Government of India consolidated 29 labour legislations into four Labour Codes, which were notified to be effective from November 21, 2025. The Company has carried out an assessment of the impact of these Labour Codes on its financial statements. Based on such assessment, the Company has recognised an additional impact of Rs. 44.91 lakhs towards provision for gratuity, computed based on the definition of "wages" as prescribed under the said Codes, as at March 31, 2026. The aforesaid assessment has been carried out based on the rules/framework presently notified by the Central Government. The impact, if any, arising from notification/implementation of state-specific rules and regulations will be recognised in the period in which such rules become effective.
- 24 Previous year figures have been regrouped/rearranged, wherever found necessary.

For B Chhawchharia & Co
Chartered Accountants
Firm Registration No: 305123E


Abhishek Gupta
Partner
Membership No: 529082

Place: New Delhi
Date: 22nd May, 2026


Atma Sharan
(Nominee of Ashiana
Housing Limited-
Designated Partner)


Ashok Gangopadhyay
(Nominee of Topwell Projects
Consultants Limited- Designated
Partner)

UDIN-26529082FXLKZRC722

