AUDITED ACCOUNTS

2025-26

SURATWWALA ROYYAL HILL PROPERTIES LLP

Add: Plot No A6-A7, Tower A, Office No. 1602, 1603, 1604, 1605, Gokhale Business Bay, Kothrud, Pune, Pune City, Maharashtra, India – 411038

Pune, Maharashtra, 411004

LLPIN: AAF-7729 **Mail ID:** suratwwala@suratwwala.co.in

SURATWWALA ROYYAL HILL PROPERTIES LLP

Add: Plot No A6-A7, Tower A, Office No. 1602, 1603, 1604, 1605, Gokhale Business Bay, Kothrud, Pune, Pune City, Maharashtra, India – 411038

LLP Reg. No. AFF-7729

STATEMENT OF AUDITED ASSETS AND LIABILITIES FOR THE YEAR ENDED MARCH 31, 2026

	Notes	As at March 31, 2026	As at March 31, 2025
Contribution and liabilities			
Fixed Capital	3	25,00,000	25,00,000
Current Capital		26,35,92,904	14,68,00,262
Reserves and surplus	4	1,34,25,852	1,34,25,852
Total partner's funds		**27,95,18,756**	**16,27,26,114**
Non-current liabilities			
Long term borrowings	5	1,15,11,286	12,38,53,768
Total Non-current liabilities		**1,15,11,286**	**12,38,53,768**
Current liabilities			
Trade payables			
(a) total outstanding dues of micro enterprises and small enterprises;	6	58,800	-
(b) total outstanding dues of creditors other than micro enterprises and small enterprises		15,51,371	56,790
Provisions	7	1,89,610	1,28,077
Other current liabilities	8	2,01,687	1,85,222
Total current liabilities		**20,01,468**	**3,70,089**
Total		**29,30,31,510**	**28,69,49,971**
Assets			
Non-current assets			
Property, plant and equipment	9	8,140	-
Other Non current assets	10	10,00,000	
Total non current assets		**10,08,140**	**-**
Current assets			
Inventories	11	28,60,97,790	28,13,96,342
Cash and cash equivalents	12	1,44,858	2,34,697
Other current assets	13	57,80,721	53,18,931
Total current assets		**29,20,23,370**	**28,69,49,971**
Total		**29,30,31,510**	**28,69,49,971**
		-	-
The accompanying notes are an integral part of the financial statements	3-22		-

As per our report of even date
Summary of significant accounting policies 2

FOR S.S.P.M. & COMPANY LLP.
CHARTERED ACCOUNTANTS
F. R. No. : 121466W/W100735

NADEEM VIRANI
PARTNER
M.NO. 176397
UDIN No. 26176397JPLDEM8605
Place: Pune
Date: 22/05/2026

FOR SURATWWALA ROYYAL HILL PROPERTIES LLP

SURATWWALA ROYYAL HILL PROPERTIES LLP

JATIN SURATWALA
Designated partner
DPIN: 01980329

MANOJ SURATWALA
Designated partner
DPIN: 01980434

SURATWWALA ROYYAL HILL PROPERTIES LLP

Add: Plot No A6-A7, Tower A, Office No. 1602, 1603, 1604, 1605, Gokhale Business Bay, Kothrud, Pune, Pune City, Maharashtra, India – 411038

LLP Reg. No. AFF-7729

STATEMENT OF AUDITED PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2026

	Notes	Year ended March 31, 2026	Year ended March 31, 2025
Income:			
Revenue from operations	14	-	-
Other income	15	2,25,921	1,84,955
Total revenue		**2,25,921**	**1,84,955**
Expenses:			
Cost of materials consumed	16	-	-
Finance costs	17	2,268	458
Depreciation	18	660	-
Other expenses	19	1,07,842	76,531
Total expenses		**1,10,770**	**76,989**
Profit before appropriations & tax		1,15,151	1,07,966
Profit/(Loss) before tax		**1,15,151**	**1,07,966**
Tax expense:			
Current tax		37,610	31,257
Tax in respect of earlier years		-	50
		37,610	31,307
Profit after tax		**77,541**	**76,659**

The accompanying notes are an integral part of the financial statements 3-22

As per our report of even date

FOR S.S.P.M. & COMPANY LLP.
CHARTERED ACCOUNTANTS
F. R. No. : 121466W/W100735

NADEEM VIRANI
PARTNER
M.NO. 176397
UDIN No. 26176397JPLDEM8605
Place: Pune
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FOR SURATWWALA ROYYAL HILL PROPERTIES LLP

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LLP Reg. No. AFF-7729

STATEMENT OF AUDITED CASH FLOW FOR YEAR ENDED MARCH 31, 2026

(All amounts are in Rupees, unless otherwise stated)

	As at March 31, 2026	As at March 31, 2025
Cash flow from operating activities		
Profit before tax	1,15,151	1,07,966
Adjustments for:		
Depreciation and Amortisation expenses	660	
Interest expense	2,268	
Net (gain)/loss on sale of current investments		
Operating profit before working capital changes	**1,18,079**	**1,07,966**
Changes in working capital		
Increase / (decrease) in trade payables	15,53,381	(18,070)
Increase / (decrease) in short term provisions		-
Increase / (decrease) in other current liabilities	16,465	(46,28,351)
Increase / (decrease) in Other Provision	52,175	(1,10,64,383)
(Increase) / decrease in other current assets	(4,61,790)	(39,25,990)
(Increase) / decrease in inventories	(47,01,448)	(28,62,544)
Cash generated from/(used in) operations	**(34,23,138)**	**(2,23,91,372)**
Income tax paid	-29,732	-
Income tax refund received	1,480	-
Income tax with respect to earlier years	-	(50)
Net cash flows from/(used in) operating activities (A)	**(34,51,390)**	**(2,23,91,422)**
B. Cash flow from investing activities		
Investment in Fixed Deposit	(10,00,000)	-
Purchase of property, plant and equipment and intangible assets	(8,800)	
Net cash flow from /(used in) investing activities (B)	**(10,08,800)**	**-**
Cash flow from financing activities		
Current capital additions	11,67,15,102	6,76,15,815
Interest paid	-2,268	
Proceeds/ (Repayment) from Long term borrowings	(11,23,42,482)	(4,50,89,680)
Net cash flow from/(used in) financing activities (C)	**43,70,351**	**2,25,26,135**
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(89,839)	1,34,713
Cash and cash equivalents at the beginning of the year	2,34,697	99,984
Cash and cash equivalents at the end of the year	**1,44,858**	**2,34,697**
Cash and cash equivalents comprise (Refer note 14)		
Balances with banks		
On current accounts	90,770	1,19,129
On overdraft account		
Cash in hand	54,088	1,15,568
Total cash and bank balances at end of the year	**1,44,858**	**2,34,697**

Notes :

1. The above cash flow statement is prepared under the indirect method set out in Accounting Standard-3, "Cash Flow Statement" notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies
2. Notes to the financials statements are an integral part of the cash flow statement.

As per our report of even date
FOR S.S.P.M. & COMPANY LLP.
CHARTERED ACCOUNTANTS
F. R. No. : 121466W/W100735

NADEEM VIRANI
PARTNER
M.NO. 176397
UDIN No. 26176397JPLDEM8605
Place: Pune
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FOR SURATWWALA ROYYAL HILL PROPERTIES LLP

JATIN SURATWALA
Designated partner
DPIN: 01980329

MANOJ SURATWALA
Designated partner
DPIN: 01980434

Note 2: Notes forming part of Financial Statement

1. General Information

Suratwwala Royyal Hill Properties LLP (the 'Firm') is a Limited Liability Partnership domiciled in India having its registered office located at 4/38, Sumangal, Sahakar Colony, Behind SBI Bank, Karve Road, Pun – 411 004. The Registration Number of the Firm is AFF-77229. The firm is engaged in the business Real Estate Development.

2. Significant Accounting Policies

i. Basis of Preparation of Financial Statements

The Financial Statements of the Firm have been prepared and presented in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP'). The accounting policies have been framed, keeping in view the fundamental accounting assumptions of Going Concern, Consistency and Accrual, and also the basic considerations of Prudence, Substance over form, and Materiality. Based on the nature of products and the time between acquisition of assets and their realization in cash and cash equivalents, the Firm has ascertained its operating cycle as 12 months for the purpose of current or non-current classification of assets and liabilities. These financial statements have been prepared on historical cost basis except certain items like Financial Leases and Defined Benefit Plans are measured at fair value.

ii. Use of Estimates

The preparation of financial statements requires the management to make certain estimates and assumptions that affect the amounts reported in the financial statements and notes thereto. The management believes that these estimates and assumptions are reasonable and prudent but the actual results may differ from them. They are reviewed on an on-going basis and any revision to accounting estimates is recognized prospectively in current and future periods. Accounting estimates and assumptions that have a significant effect on the amounts reported in the financial statements include:

i) Net Realisable value of items of Inventories
ii) Useful life and Residual value of Property, Plant and Equipment and Intangible Assets
iii) Defined Benefit obligations
iv) Deferred Tax asset or liability
v) Provisions for Trade Receivables
vi) Other Provisions and Contingencies

iii. Property Plant and Equipment

Property, plant and equipment are initially recognised at cost. Cost includes purchase price, taxes and duties and other costs directly attributable to bringing the asset to the working condition for its intended use. However, cost excludes duties and taxes wherever credit of such duties and taxes is availed. It is thereafter carried at its cost less accumulated depreciation and accumulated impairment losses, if any.
Depreciation is provided under the 'Written Down' method as per the rate prescribed under Income Tax Act, 1961.

iv. Impairment of Assets

At the end of each reporting period, the carrying amounts of Property, Plant & Equipment, and Intangible assets are tested for impairment. An Impairment loss is recognised for an amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and Value-in-use. Value-in-use is the

present value of future cash flows discounted using a rate which reflects the current market rates and the risks specific to the asset.
For the purposes of assessing impairment, assets are grouped at the lowest levels (cash-generating units) for which independent cash inflows can be identified. Impairment losses, if any, are recognised in the Statement of Profit and Loss and included in depreciation and amortization expenses.

v. Trade Receivables and Loans and Advances

Trade Receivables and Loans and Advances are presented after making adequate provision for any shortfall in their recovery. The provision and any subsequent recovery is recognized in the Profit and Loss statement. Bad debts are written off when they are identified. There are Trade Receivables and Loans & Advances as at the Balance Sheet date.

vi. Cash and cash equivalents

All highly liquid financial instruments, which are readily convertible into known amount of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase are considered to be cash equivalents.

vii. Provisions and Contingent Liabilities

A Provision is recognised when the entity has a present obligation as a result of past event and it is probable that an outflow of resources will be required and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date. There are no any Contingent Liability as at the Balance Sheet date.

viii. Revenue Recognition

Sale of Residential and Commercial Units:
The revenue is recognized based on "Percentage Completion Method" when outcome of the project can be estimated reliably upon fulfilment of conditions as per Guidance note on AS 7 (Construction Contracts) issued by ICAI. However, there is not sale of such residential and commercial units.

Other Income:
Any other income is accounted on accrual basis unless receipt of the same in not certain.

ix. Employee Benefits

Short-term employee Benefits
Benefits such as salaries, wages and performance incentives are charged to the statement of profit and loss at the actual amounts due in the period in which the employee renders the related service.

Defined Contribution Plans
Payments made to defined contribution plans such as provident and pension fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. Since the employee strength is below the threshold limit. The firm has not contributed towards Provident and Pension Fund during the year. As the employee strength is less than the minimum threshold limit.



Defined Benefit Plans

All defined benefit plans obligations are determined based on valuations, as at the Balance Sheet date, made by independent actuary using the projected unit credit method. Actuarial gains and losses are recognised immediately in the statement of profit and loss. The fair value of the plan assets is reduced from the gross obligation under the defined benefit plan, to recognise the obligation on net basis. As informed to us by the management payment of gratuity is not applicable. Since, the employee strength is below the minimum threshold limit.

x. Foreign Currency Transactions

Foreign currency transactions are translated into the functional currency using exchange rates at the date of the transaction. Foreign exchange gains and losses from settlement of these transactions are recognised in the statement of profit and loss. Foreign currency denominated monetary assets and liabilities are translated into functional currency at exchange rates in effect at the balance sheet date, the gain or loss arising from such translations are recognised in the statement of profit and loss.

There are not foreign currency transactions during the year.

xi. Taxes on Income

Income tax expense for the year comprises of current tax and deferred tax.

Current tax

Current tax is the estimated amount of tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date.

Deferred tax

Deferred tax is recognised in respect of timing differences between the carrying amount of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes.

A deferred tax liability is recognised based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted, or substantively enacted, by the end of the reporting period. Deferred tax assets are recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilized except for deferred tax assets in respect of tax losses, where they are recognised only to the extent the management is virtually certain as to the sufficiency of future taxable income. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

xii. Inventories

Construction Work In progress is valued at cost or net realisable value whichever is lower. Cost comprises cost of land, cost of materials, contract works, direct expenses, relevant overheads and apportioned borrowing costs, if any.

xiii. Expenditure

Expenses are accounted for on accrual basis and provision is made for all known losses and liabilities.

xiv. Investments

The firm does not hold any investment during the year.



xv. Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets are capitalized as part of the cost of that asset. Other borrowing costs are recognized as an expense in the period in which they are incurred.

xvi. Capital Commitments

Estimated amount of contracts remaining to be executed on capital account and not provided for – Nil

xvii.LLP Partners' Capital & Drawings

The capital contribution and drawings of each partner during the year are disclosed in the Statement of Accounts and the capital account schedule forming part of the financial statements.

xviii. Events after the Balance Sheet Date

There have been no significant events occurring after the balance sheet date which require adjustments or disclosures in the financial statements.



SURATWWALA ROYYAL HILL PROPERTIES LLP

Notes forming part of the financial statements for the Year ended March 31, 2026

3 Partner's contribution

Partners Name	Profit sharing ratio	Fixed capital	Current capital								Total capital
			Opening balance	Additions	Inter-partners transfers	Withdrawals and other adjustments	Remuneration to partners	Profits to partners	Interest on capital	Closing balances	
Suratwwala Business Group Ltd.	99.00%	2,475,000	146,781,274	79,756,308	-	172,219	-	76,766	-	226,442,129	228,917,129
Jatin Suratwala	0.50%	12,500	9,494	28,759,140	-	9,718,634	-	388	-	19,050,388	19,062,888
Manoj Suratwala	0.50%	12,500	9,493	22,700,870	-	4,610,363	-	388	-	18,100,388	18,112,888
Total	**100.00%**	**2,500,000**	**146,800,262**	**131,216,318**	**-**	**14,501,216**	**-**	**77,541**	**-**	**263,592,904**	**266,092,904**
Previous year (2024-25)	**100.00%**	**2,500,000**	**79,107,788**	**67,784,941**	**-**	**-169,126**	**-**	**76,659**	**-**	**146,800,262**	**149,300,262**

SURATWWALA ROYYAL HILL PROPERTIES LLP

SURATWWALA ROYYAL HILL PROPERTIES LLP
Notes forming part of the financial statements for the Year ended March 31, 2026

4	Reserves and surplus	As at March 31, 2026	As at March 31, 2025
	Capital Gain on Revaluation of Land	16,61,456	16,61,456
	Revaluation Gain - Kasaramboli Land	1,17,64,396	1,17,64,396
		1,34,25,852	**1,34,25,852**

5	Long Term Borrowings	As at March 31, 2026	As at March 31, 2025
	Atit D. Shah	-	6,40,66,332
	Madhuri Vishwanath Tapkir	-	30,00,000
	Vishwanath Tapkir	1,15,11,286	5,67,87,436
		1,15,11,286	**12,38,53,768**

6	Trade payables	As at March 31, 2026	As at March 31, 2025
	(a) total outstanding dues of micro enterprises and small enterprises	58,800	-
	(b) total outstanding dues of creditors other than micro enterprises and small enterprises	15,51,371	56,790
	Total trade payables	**16,10,171**	**56,790**

7	Provisions	As at March 31, 2026	As at March 31, 2025
	Provision for income tax	37,610	31,257
	Provision for Expenses	1,52,000	96,820
	Total provisions	**1,89,610**	**1,28,077**

8	Other current liabilities	As at March 31, 2026	As at March 31, 2025
	Statutory dues	45,578	22,168
	Other Payable	1,56,109	1,63,054
	Total other current liabilities	**2,01,687**	**1,85,222**

Suratwwala Royyal Hill Properties LLP

DEPRECIATION AS PER INCOME TAX ACT, 1961 FOR THE YEAR 2025-26

Particulars	Rate of Dep.	Op. WDV as on 01.04.2025	Additions		Deletions	Total	Depreciation Mar-26	Cl. W.D.V. as on 31-03-2026
			Before 30.09.2025	After 30.09.2025				
Plant & Machinery	15%	-	-	8,800	-	8,800	660	8,140
Total		**-**	**-**	**8,800**	**-**	**8,800**	**660**	**8,140**

SURATWWALA ROYYAL HILL PROPERTIES LLP

SURATWWALA ROYYAL HILL PROPERTIES LLP

Notes forming part of the financial statements for the Year ended March 31, 2026

10	Other Non current financial assets	As at March 31, 2026	As at March 31, 2025
	Deposits with maturity of more than 12 months	10,00,000	-
	Total other current assets	**10,00,000**	**-**

11	Inventories	As at March 31, 2026	As at March 31, 2025
	Work-in-progress	28,60,97,790	28,13,96,342
	Total	**28,60,97,790**	**28,13,96,342**

12	Cash and cash equivalents	As at March 31, 2026	As at March 31, 2025
	Balances with banks		
	On current accounts	90,770	1,19,129
	Cash-in-hand	54,088	1,15,568
	Total cash and cash equivalents	**1,44,858**	**2,34,697**

13	Other current assets	As at March 31, 2026	As at March 31, 2025
	Advance to Creditors	12,070	6,000
	Balance With Governement Authorities	36,45,230	32,22,931
	Loan and Advances	20,75,000	20,75,000
	Tds Receivables	-	3,000
	Sundry Debtors	-	12,000
	Prepaid Expenses	2,500	-
	Interest Receivables	45,921	-
	Total other current assets	**57,80,721**	**53,18,931**

SURATWWALA ROYYAL HILL PROPERTIES LLP

SURATWWALA ROYYAL HILL PROPERTIES LLP
Notes forming part of the financial statements for the Year ended March 31, 2026

14	Revenue from operations	Year ended March 31, 2026	Year ended March 31, 2025
	Sale of products	-	-
	Total revenue from operations	-	-

15	Other income	Year ended March 31, 2026	Year ended March 31, 2025
	Other income	1,80,000	1,84,955
	Interest Income	45,921	-
	Total other income	**2,25,921**	**1,84,955**

16	Cost of materials consumed	Year ended March 31, 2026	Year ended March 31, 2025
	Inventory at the beginning of the year	28,13,96,342	27,85,33,798
	Add : purchases during the year	25,930	47,325
	Add : Direct expenses	46,75,518	28,15,219
	Less: inventory at the end of the year	(28,60,97,790)	(28,13,96,342)
	Total cost of materials consumed	-	-

17	Finance cost	Year ended March 31, 2026	Year ended March 31, 2025
	Interest on Income Tax	2,268	-
	Bank Charges	-	458
		2,268	**458**

18	Depreciation and amortisation expense	Year ended March 31, 2026	Year ended March 31, 2025
	Depreciation on tangible assets	660	-
	Amortisation on intangible assets	-	
	Total depreciation and amortisation expense	**660**	-

SURATWWALA ROYYAL HILL PROPERTIES LLP

SURATWWALA ROYYAL HILL PROPERTIES LLP
Notes forming part of the financial statements for the Year ended March 31, 2026

19	Other expenses	Year ended March 31, 2026	Year ended March 31, 2025
	Auditor's remuneration	60,000	60,000
	Legal & Professional fees	15,330	14,400
	Interest on TDS	3,126	710
	Rates and taxes	17,370	-
	Office General expenses	9,516	1,421
	Travelling & Conveyance Expenses	2,500	-
	Total other expenses	**1,07,842**	**76,531**

Note : The following is the break-up of Auditor's remuneration.

	Year ended March 31, 2026	Year ended March 31, 2025
As auditor:		
Statutory audit fees	60,000	60,000
Total	**60,000**	**60,000**

20 Segment Reporting:

As per Accounting Standard 17 - "Segment Reporting," the company does not have any identifiable segments and hence, the standard is not applicable.

21 Related Party Transactions

The nature of relationship and name of related parties as required by Accounting Standard – 18 on "Related Party Disclosures" are given below:

Description of Relationship	Name of Related Parties
i) Partners and Designated Partners of the Firm	Jatin Suratwala Manoj Suratwala Suratwwala Business Group Limited
ii) Company/Firms in which KMP/Relatives of KMP or Director/Relatives of Director can exercise significant influence	Suratwwala Properties LLP
iii) Relatives of Partners and Designated Partners	Nil

Related party Transactions during the year as follows:-

Transactions During the Year

Name of the Party	Relation	Nature of Transaction	March 31, 2026	March 31, 2025
Jatin Suratwala	Designated Partner	Capital Indtroduction	1,90,40,506	5,000
Manoj Suratwala	Designated Partner	Capital Indtroduction	1,80,90,507	5,000
Suratwwala Business Group Limited	Partner	Capital Introduction	7,95,30,001	6,72,69,900
		Reimbursement of Expenses	54,088	3,35,910
Suratwwala Properties LLP	Designated Partner can exercise significant influence	Contractor Services availed	4,83,639	1,38,00,224

Outstanding Balances

Name of the Party	Relation	Nature of Transaction	March 31, 2026	March 31, 2025
Jatin Suratwala	Designated Partner	Capital Indtroduction	1,90,50,388	9,494
Manoj Suratwala	Designated Partner	Capital Indtroduction	1,81,00,388	9,493
Suratwwala Business Group Limited	Partner	Capital Introduction Reimbursement of Expenses	22,64,42,129	14,67,81,274
Suratwwala Properties LLP	Designated Partner can exercise significant influence	Contractor Services availed	15,20,011	Nil

22 Previous year's figures have been regrouped/reclassified wherever necessary to conform to current year's presentation.

FOR S.S.P.M. & COMPANY LLP.
CHARTERED ACCOUNTANTS
F. R. No. : 121466W/W100735

NADEEM VIRANI
PARTNER
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