

Independent Auditors' Report

To the Members of
Euphoric Properties Pvt. Ltd.
Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Euphoric Properties Pvt. Ltd.** ("the Company"), which comprise the balance sheet as at March 31 2025, the statement of profit and loss, including the statement of other comprehensive income, the cash flow statement and the statement of changes in equity for the year then ended, 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 aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

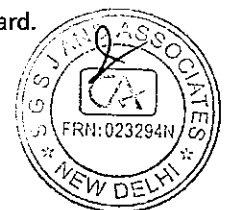
Information other than the financial statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report and Director's Report but does not include the financial statements and our auditor's report thereon.

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

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

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



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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those Board of Directors are also responsible for overseeing the Company'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 procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to



modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "Annexure 1", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The balance sheet, the statement of profit and loss including other comprehensive income, the cash flow statement and statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

According to the information and explanation given to us, the company has not paid/provided for any managerial remuneration during the year.

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



- i. The Company does not have any pending litigations which would impact its financial statements.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- iii. There is no amount which is, required to be transferred, to the Investor Education and Protection Fund by the Company.
- iv.
 - a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes of the account, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
 - b) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes of the account, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or its subsidiary companies incorporated in India shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.
 - c) Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the company.
- vi. Based on our examination which included test checks, except for instances mentioned below, the Company, in respect of financial year commencing on 1st April, 2024, has used accounting software for maintaining its books of account, which have a feature of recording audit trail (edit log) facility and the same have been operated throughout the year for all relevant transactions recorded in the respective software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with for the period where audit trail is enabled and operated. Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention where the audit trail feature was enabled.

For SGSJ and ASSOCIATES

Chartered Accountants

Firm's Registration No. 023294N


SHILPY

Partner

Membership No. 530850

Place: Gurugram

Date: 27th Sep, 2025

UDIN: 25530850BMULDN6743



Annexure 1 to the Independent Auditor's Report to the Members of Euphoric Properties Pvt. Ltd.

Report on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 ("the Act") as referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' section.

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. The Company does not own any Fixed Asset, hence the requirement to report on clause 3(i)(a), (b), (c), (d), and (e) of the Order are not applicable to the Company .
- ii. (a) The Company does not hold inventory of stores, spares parts and raw material. Inventory comprise of only land and project in progress. According to the information and explanations given to us, and also keeping in the view the nature of operations of the Company, inventory of project in progress cannot be physically verified. Accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.

(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. (a) During the year, the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.

(b) During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.

(c) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.

(d) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.

(e) There were no loans or advance in the nature of loan granted to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.

(f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.
- iv. In our opinion, and according to the information and explanations given to us, the Company has



- not entered into any transaction covered under Section 185 and 186 of the Act. Therefore the provisions of Clause 3(iv) of the Order are not applicable to the Company.
- v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- vi. The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- vii. (a) According to the records of the Company examined by us and the information and explanations given to us, the Company is generally regular in depositing its undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales tax, duty of custom, value added tax, cess, goods and service tax and other material statutory dues, wherever applicable, with the appropriate authorities during the year. There are no such undisputed statutory dues payable for a period of more than six months from the date they became payable as at March 31, 2025.
- (b) According to the information and explanations given to us and as per the books and records examined by us, there are no dues in respect of sales tax, value added tax, service tax, duty of customs, duty of excise which have not been deposited on account of any dispute.
- viii. According to the information and explanations given to us and as per the books and records examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) The Company did not have any outstanding loans or borrowing dues in respect of a financial institution or bank or to government or dues to debenture holders during the year.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) The company does not raise any term loan, hence the requirement to report on clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) No funds have been raised on short term basis, hence the requirement to report on clause 3(ix)(d) of the Order is not applicable to the Company.
- (e) The Company does not have any subsidiaries, associates or joint ventures. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company does not have any subsidiaries, joint ventures or associate companies. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares / fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.



- xi. (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable to the Company.
- xiii. Transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the company.
- xiv. According to the size of the Company, the company is not required to appoint an internal auditor, hence requirement to report on clause 3(xiv)(a) and (b) of the Order are not applicable to the Company.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in Section 192 of the Act hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- xvii. A The Company has incurred cash losses amounting to Rs. 25.30 thousand in the current year and amounting to Rs. 41.70 thousand in the immediately preceding financial year respectively.
- xviii. There is no change in statutory auditors during the year, hence, the requirement to report on clause 3(xviii) of the Order is not applicable to the Company.



- xix On the basis of the financial ratios disclosed in Note 20 to the financial statements and according to explanation given by the management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. (a) The provision of second proviso to sub-section (5) of section 135 of Companies Act, 2013 is not applicable to the Company. Accordingly, the requirement to report on clause (xx)(a) of the Order is not applicable to the Company.
- (b) The provision of sub section (6) of section 135 of Companies Act, 2013 is not applicable to the Company. Accordingly, the requirement to report on clause (xx)(b) of the Order is not applicable to the Company.

For SGSJ and ASSOCIATES
Chartered Accountants
Firm's Registration No. 023294N

Shilpy

SHILPY
Partner
Membership No. 530850
Place: Gurugram
Date: 27th Sep, 2025
UDIN: 25530850BMULDN6743



- a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- b) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- c) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, maintained adequate internal financial controls over financial reporting with reference to these financial statements as of March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For SGSJ and Associates

Chartered Accountants

Firm's Registration No. 023294N


SHILPY

Partner

Membership No. 530850

Place: Gurugram

Date: 27th Sep, 2025

UDIN: 25530850BMULDN6743



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
BALANCE SHEET AS AT March 31, 2025

(Amount in "000")

Particulars	Note No.	As at 31st March 2025	As at 31st March 2024
ASSETS			
(1) Non - current assets			
(a) Property, plant and equipment & Intangible Assets		-	-
(b) Capital work - in - progress		-	-
(c) Goodwill		-	-
(d) Other intangible assets		-	-
(e) Financial assets			
(i) Investments		-	-
(ii) Trade receivables		-	-
(iii) Loans		-	-
(iv) Bank Balances		-	-
(f) Deferred tax assets (net)		-	-
(g) Other non - current assets		-	-
		-	-
(2) Current assets			
(a) Inventories	3	8,304.92	8,304.92
(b) Financial assets			
(i) Investments		-	-
(ii) Trade receivables		-	-
(iii) Cash and cash equivalents	4	29.81	29.81
(iv) Loans		-	-
(v) Bank Balances		-	-
(c) Current tax assets (net)		-	-
(d) Other current assets	5	-	-
		8,334.73	8,334.73
(e) Non Current assets held for sale		-	-
Total assets		8,334.73	8,334.73
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	6	500.00	500.00
(b) Other equity	6A	(71.79)	(46.49)
		428.21	453.51
LIABILITIES			
(1) Non - current liabilities			
(a) Financial liabilities			
(i) Borrowings		-	-
(ii) Trade payables		-	-
(iii) Other financial liabilities		-	-
(b) Deferred Revenue/Income		-	-
(c) Provisions		-	-
(d) Deferred tax liabilities (net)		-	-
		-	-
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings		-	-
(ii) Trade payables	7	-	-
(iii) Other financial liabilities		-	-
(b) Other current liabilities	8	7,894.73	7,869.43
(c) Provisions	8A	11.80	11.80
		7,906.53	7,881.23
		-	-
Total Equity & Liabilities		8,334.73	8,334.73

Significant Accounting Policies

1 & 2

Accompany notes 1 to 22 form an integral part of these financial statements

As per report of even date attached
For SGSJ And Associates
Chartered Accountants
FRN: 023294N

Shilpy
Shilpy
(Partner)

M. No. 530850
UDIN: 25530850BMJEDN6743
Place: Gurugram
Date: 27.09.2025



For and on behalf of the Board
Euphoric Properties Pvt. Ltd.

Shriram
Shriram
Director
DIN 10670664

Banti
Banti
Director
DIN 08347881

Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Profit and Loss Statement for the year ended March 31, 2025

(Amount in "000")

	Particulars	Note No	For the year ended 31st March 2025	For the year ended 31st March 2024
I	Revenue from operations		-	-
II	Other income		-	-
III	Total Income (I+II)		-	-
IV	Expenses:			
	Employee benefits expense		-	-
	Finance costs		-	-
	Depreciation and amortization Expense		-	-
	Other expenses	9	25.30	41.70
	Total expenses (IV)		25.30	41.70
V	Profit before exceptional items and tax (III-IV)		(25.30)	(41.70)
VI	Exceptional items		-	-
VII	Profit before Tax (V-VI)		(25.30)	(41.70)
VIII	Tax expense:			
	(1) Current tax		-	-
	(ii) Deferred Tax		-	-
	(iii) Previous year tax paid		-	-
IX	Profit (Loss) for the period		(25.30)	(41.70)
X	Other Comprehensive Income			
	A. (i) Items that will not be reclassified to profit or (ii) income tax relating to items that will not be reclassified to profit or loss		-	-
	B. (i) Items that will be reclassified to profit or loss (ii) income tax relating to items that will be reclassified to profit or loss		-	-
XI	Total Comprehensive Income for the period		(25.30)	(41.70)
XII	Earnings per Equity Share			
	(1) Basic	10	(0.51)	(0.83)
	(2) Diluted		(0.51)	(0.83)

Significant Accounting

1 & 2

The Accompanying notes and other explanatory information are an integral part of Financial Statement

As per report of even date

For SGSJ And Associates
Chartered Accountant
FRN: 023294N

Shilpy
Partner

M. No. 530850

UDIN:

Place: Gurugram

Date: 27.09.2025



25530850BMULDNGA43

For and on behalf of the Board
Euphoric Properties Pvt. Ltd.

Shriram
Director
DIN 10670664

Banti
Director
DIN 08347881

Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Cash Flow Statement for the year ended March 31, 2025

(Amount in "000")

Particulars	As at 31st March 2025	As at 31st March 2024
Cash flows from operating activities		
Net profit before taxation, and extraordinary item	(25.30)	(41.70)
Operating profit before working capital changes	(25.30)	(41.70)
Adjustments for:		
Inventory	-	-
Current Liabilities	25.30	41.70
Loan & Advances , Other Asset	-	-
Cash generated from operations	-	-
Income taxes paid	-	-
Net cash from operating activities	-	-
Net cash from investing activities	-	-
Cash flows from financing activities		
Issue of share capital	-	-
Net cash used in financing activities	-	-
Net Increase in cash and cash equivalents	-	-
Cash and cash equivalents at beginning of period	29.81	29.81
Cash and cash equivalents at end of period	29.81	29.81

For SGSJ And Associates
Chartered Accountant
FRN: 023294N

For and on behalf of the Board
Euphoric Properties Pvt. Ltd.

Shilpy
Shilpy
Partner
M. No. 530850
UDIN: 25530850 BMULDN6743
Place: Gurugram
Date: 27.09.2025



Shriram
Shriram
Director
DIN 10670664

Banti
Banti
Director
DIN 08347881

Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337
Statement of Change in equity as at March 31, 2025

(Amount in "000")

Particulars	As at 31.03.2025		As at 31.03.2024	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	50,000	500	50,000	500
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	50,000	500	50,000	500

Particulars	Equity component of compound financial instrument	Equity	Other Equity		Total Equity Share Capital	Total Other Equity
		Equity Share Capital	General Reserve	Retained Earning		
As on 01.04.2023	-	500.00	-	(4.79)	500.00	(4.79)
Changes/Profit for the year	-	-	-	(41.70)	-	(41.70)
Other Comprehensive Income	-	-	-	-	-	-
As on 01.04.2024	-	500.00	-	(46.49)	500.00	(46.49)
Changes/Profit for the year	-	-	-	(25.30)	-	(25.30)
Other Comprehensive Income	-	-	-	-	-	-
As on 31.03.2025	-	500.00	-	(71.79)	500.00	(71.79)



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337

Notes Forming part of the financial statement for the year ended March 31, 2025

1. Nature of Business

The company was incorporated on 12th Oct,2007 under the provisions of the Companies Act, 1956. the company has been formed to carry on business to acquire by purchase and sell, Lease, Hire or other wise land and properties of any tenure or interest there onto erect , construct houses, buildings or works of every description Development of Colonies and pull down rebuild, enlarge, alter Improve existing houses and building to construct and appropriate any such land into and for roads, streets, gardens and other conveniences as detailed given in Memorandum of Association of the company.

The registered office of the Company is situated at 201, NIRMAL TOWERS BARAKHAMBA ROAD, New Delhi, DELHI, Delhi, India, 110001

2. Summary of Material Accounting Policies

2.1. Basis of Accounting and Preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Ind AS) to comply with the Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendment) Rule 2016, The Company Adopted Ind AS w.e.f. April 01, 2016 (with the transition date of April 01,2015) and accordingly these financial results (including all previous year comparative periods reinstated) have been prepared in accordance with the recognition and measurement principals prescribed under Section 133 of the Companies Act , 2013 read with the relevent rules issued there under and other accounting principals generally accepted in india.

The Company has ascertained its operating cycle as 48 months for the purpose of current / non-current classification of assets and liabilities. This is based on the nature of products and the time between acquisition of assets for processing and their realisation in cash and cash equivalents.

The Financial statement are present in INR and all figures are in thousands, All Financial figures are rounded off to the nearest three digit.

2.2. Taxation

Provision for current tax is determined as the amount of tax payable in respect of estimated taxable income for the year and in accordance with the provisions of Income Tax Act, 1961. Deferred tax is recognized using the enacted tax rates and laws as on the Balance Sheet date, subject to the consideration of prudence in respect of deferred tax assets on all timing differences, between taxable income and accounting income that originate in one period and are capable of reversal in one of more subsequent periods. But the company has incurred loss during the year, hence provision for taxation is not required.

2.3. Inventories

Inventory of Land has been stated at Cost or Net relisable Value whichever is lower. The cost of inventories comprises of cost of purchase of land, Internal and external development, construction costs, development/construction materials and other relevant cost.

2.4. Earnings per share

The earnings considered in ascertaining the Company's EPS comprises the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period.

2.5. Financial Instruments:



a) Financial Asset

Financial Assets are measured at amortised cost or fair value through Other Comprehensive Income or fair value through Profit or Loss, depending on its business model for managing those financial assets and the assets contractual cash flow characteristics.

Subsequent measurements of financial assets are dependent on initial categorisation. For impairment purposes significant financial assets are tested on an individual basis, other financial assets are assessed collectively in groups that share similar credit risk characteristics.

b) Financial Liability

At initial recognition, all financial liabilities other than fair valued through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability.

2.6. Revenue Recognition

Revenue is recognised as per agreed profit margin (Rs. 30000/- per Acres) as mentioned in the development agreement with the "Developer" (APIL) on the licensed land transferred for Development.

2.7. Provision, Contingent Liabilities and Contingent Assets:

A provision is recognised if as a result of a past event the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Contingent Liabilities are not recognised but are disclosed in the notes. Contingent Assets are not recognised but disclosed in the Financial Statements when economic inflow is probable. But the company does not have any contingent liabilities or commitments on the Balance sheet date.

2.8. Cash and Cash Equivalents

Cash and cash equivalents comprise cash and cash on deposit with banks.

2.9. Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337

Notes Forming part of the financial statement for the year ended March 31, 2025

3 Inventories

(Amount in "000")

Particulars	As at 31.03.2025	As at 31.03.2024
LAND:		
Opening Balance	8,304.92	8,304.92
Purchase during the year	-	-
Sale/Transfer during the year	-	-
Closing Balance	8,304.92	8,304.92

- 1) Inventory of Land has been stated at Cost or Net reliable Value whichever is lower.
2) (Note: The title deeds covered in the above mentioned land are in the name of the Company)

4 Cash and Cash Equivalents

Particulars	As at 31.03.2025	As at 31.03.2024
Cash on Hand		-
Balances with banks:		
In Current Accounts	29.81	29.81
Less : Book Overdraft	-	-
Closing Balance	29.81	29.81

5 Other Current asset

Particulars	As at 31.03.2025	As at 31.03.2024
Advance for Land Purchases		
Bestower Realtors Pvt. Ltd.	-	-
Jupiter Townships Ltd.	-	-
(Dharti Realtors Pvt. Ltd. merged with Jupiter Townships Limited)		
Closing Balance	-	-

6 Equity share capital

Particulars	As at 31.03.2025	As at 31.03.2024
AUTHORISED		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	500.00	500.00
	500.00	500.00
Shares issued, subscribed and fully paid up Capital		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	500.00	500.00
(Out of the above, 49,994 equity shares, fully paid up are held by Ansal Hi-Tech Townships Ltd.- Holding Company. (Previous year 49,994)		
	500.00	500.00

(a) Terms/rights attached to Equity Shares

The Company has only one class of Equity Shares having a par value of Rs.10/- each. Each holder of Equity Shares is entitled to one vote per shares. The dividend proposed by the Boards of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting. In the event of liquidation of the company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

Aggregate number of bonus shares issued, during the period of five years immediately preceding the reporting period: Nil

(b) Reconciliation of the Shares outstanding at the beginning and at the end of reporting period are as below:

(Amount in "000")

Particulars	As at 31.03.2025		As at 31.03.2024	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	50	500	50	500
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	50	500	50	500



Euphoric Properties Pvt. Ltd.
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Notes Forming part of the financial statement for the year ended March 31, 2025

6A. Other Equity

(Amount in "000")

Particulars	Equity	Other Equity		Total Equity Share Capital	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01.04.2023	500.00	-	(4.79)	500.00	(4.79)
Changes/Profit for the year	-	-	(41.70)	-	(41.70)
Other Comprehensive Income		-	-		-
As on 01.04.2024	500.00	-	(46.49)	500.00	(46.49)
Changes/Profit for the year	-	-	(25.30)	-	(25.30)
Other Comprehensive Income	-	-	-	-	-
As on 31.03.2025	500.00	-	(71.79)	500.00	(71.79)

7 Trade Payable

Particulars	As at 31.03.2025	As at 31.03.2024
Calibar Properties pvt. Ltd.	-	-
Total	-	-

8 Other Current Liabilities

Particulars	As at 31.03.2025	As at 31.03.2024
Ansal Hi-Tech Townships Ltd.	7,894.73	7,869.43
Total	7,894.73	7,869.43

8A Provisions

Particulars	As at 31.03.2025	As at 31.03.2024
Audit Fees Payable	11.80	11.80
Total	11.80	11.80

9 Other Expenses

Particulars	As at 31.03.2025	As at 31.03.2024
Filing Fees	13.50	29.90
Conveyance	-	-
Legal & Professional Expenses	-	-
Bank Charges	-	-
Auditor's remuneration - Statutory audit	11.80	11.80
Total	25.30	41.70

10 Earning Per Share

Particulars	As at 31.03.2025	As at 31.03.2024
Opening equity shares (Nos.)	50,000	50,000
Equity shares issued during the year (Nos.)	-	-
Closing equity shares (Nos.)	50,000	50,000
Weighted average number of equity shares used as denominator for basic earnings (Nos.)	50,000	50,000
Weighted average number of equity shares used as denominator for diluted earnings (Nos.)	50,000	50,000
Net profit after tax used as numerator (Amount in INR.)	(25.30)	(41.70)
Basic earnings per Share (Amount in INR.)	(0.51)	(0.83)
Diluted earnings per Share (Amount in INR.)	(0.51)	(0.83)
Face value per share (Amount in INR.)	10.00	10.00



Euphoric Properties Pvt. Ltd.
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Notes Forming part of the financial statement for the year ended March 31, 2025

- 11 The Company does not have any employee, Ind AS-19 on "Employee Benefit" is not applicable.
- 12 Ind AS – 108 relating to "Operating Segment" is not applicable as the company has only one segment i.e. real estate business.

13 Related Party Disclosure

(a) Directors & Key Managerial Person Details

SHRIRAM	Director
BANTI	Director

(b) As per Ind AS-24 "Related party Disclosure", the following are related parties:

Name of Related Parties	Relation
Ansal Properties & Infrastructure Ltd	Parent Company
Ansal Hi-Tech Townships Limited	Holding Company
Ansal Condominium Ltd.	Fellow Subsidiary
Ansal IT City & Parks Ltd.	Fellow Subsidiary
Star Facilities Management Ltd.	Fellow Subsidiary
Ansal API Infrastructure Ltd.	Fellow Subsidiary
Charismatic Infratech Pvt. Ltd.	Fellow Subsidiary
Aabad Real Estates Limited	Fellow Subsidiary
Anchor Infraprojects Limited	Fellow Subsidiary
Caspian Infrastructure Limited	Fellow Subsidiary
Celestial Realtors Limited	Fellow Subsidiary
Chaste Realtors Limited	Fellow Subsidiary
Cohesive Constructions Limited	Fellow Subsidiary
Cornea Properties Limited	Fellow Subsidiary
Creative Infra Developers Limited	Fellow Subsidiary
Decent Infratech Limited	Fellow Subsidiary
Diligent Realtors Limited	Fellow Subsidiary
Divinity Real Estates Limited	Fellow Subsidiary
Einstein Realtors Limited	Fellow Subsidiary
Emphatic Realtors Limited	Fellow Subsidiary
Harapa Real Estates Limited	Fellow Subsidiary
Inderlok Buildwell Limited	Fellow Subsidiary
Kapila Buildcon Limited	Fellow Subsidiary
Kshitiz Realtech Limited	Fellow Subsidiary
Kutumbkam Realtors Limited	Fellow Subsidiary
Lunar Realtors Limited	Fellow Subsidiary
Marwar Infrastructure Limited	Fellow Subsidiary
Muqaddar Realtors Limited	Fellow Subsidiary
Paradise Realty Limited	Fellow Subsidiary
Parvardigaar Realtors Limited	Fellow Subsidiary
Pindari Properties Limited	Fellow Subsidiary
Pivotal Realtors Limited	Fellow Subsidiary
Plateau Realtors Limited	Fellow Subsidiary
Retina Properties Limited	Fellow Subsidiary
Sarvodaya Infratech Limited	Fellow Subsidiary
Sidhivinayak Infracon Limited	Fellow Subsidiary
Shohrat Realtors Limited	Fellow Subsidiary
Superlative Realtors Limited	Fellow Subsidiary
Taqdeer Realtors Limited	Fellow Subsidiary
Thames Real Estates Limited	Fellow Subsidiary
Auspicious Infracon Limited	Fellow Subsidiary
Medi Tree Infrastructure Ltd.	Fellow Subsidiary
Phalak Infracon Ltd.	Fellow Subsidiary
Rudrapriya Realtors Ltd.	Fellow Subsidiary
Twinkle Infraprojects Ltd.	Fellow Subsidiary
Sparkle Realtech Pvt. Ltd.	Fellow Subsidiary
Awadh Realtors Ltd.	Fellow Subsidiary
Affluent Realtors Pvt. Ltd.	Fellow Subsidiary
White Marlin Buildcon Limited (Previously Known as Ansal SEZ Projects Ltd.)	Fellow Subsidiary
Haridham Colonizers Limited	Fellow Subsidiary
Ablaze Buildcon Private Limited	Fellow Subsidiary
Quest Realtors Private Limited	Fellow Subsidiary
Euphoric Properties Private Limited	Fellow Subsidiary
Ansal Townships Infrastructure Limited	Fellow Subsidiary



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337

Notes Forming part of the financial statement for the year ended March 31, 2025

Sukhdham Colonisers Ltd.	Fellow Subsidiary
Dreams Infracon Ltd.	Fellow Subsidiary
Effulgent Realtors Ltd.	Fellow Subsidiary
Mangal Murthi Realtors Ltd.	Fellow Subsidiary
Arz Properties Ltd.	Fellow Subsidiary
Tamanna Realtech Ltd.	Fellow Subsidiary
Singolo Constructions Ltd.	Fellow Subsidiary
Unison Propmart Ltd.	Fellow Subsidiary
Lovely Building Solutions Pvt. Ltd.	Fellow Subsidiary
Komal Building Solutions Pvt. Ltd.	Fellow Subsidiary
H. G. Infrabuild Pvt. Ltd.	Fellow Subsidiary
Blue Marlin Buildcon Limited (Previously Known as Ansal Seagull SEZ Developers Limited)	Fellow Subsidiary
Ansal Colours Engineering SEZ Limited	Fellow Subsidiary
Ansal Urban Condominiums Private Limited (AUCPL)	Fellow Subsidiary
Caliber Properties Private Limited	Fellow Subsidiary

Associate Companies	NIL
Joint Venture Company	NIL
Key Management Personnel and their relatives	NIL
Enterprises over which key management personnel and their relatives have significant influence	NIL

The company has entered into the following related party transactions. Such parties and transactions have been identified as per Ind As 24 "Related Party Disclosures" issued by the Institute of Chartered Accountants of India.

Name of Related Party	(Amount in "000")	
	Ansal Hi-Tech Townships Limited (Holding)	
	For the year ended 31.03.2025	For the year ended 31.03.2024
Opening (Cr.)	7,869.43	7,815.93
Advance Recieved	25.30	53.50
Advance Paid		
Closing Bal. (Cr.)	7,894.73	7,869.43

14 Quantitative Details in respect of Inventory (Property/Land)

(Value in INR.)

Inventory At Cost	Opening Balance as on 01.04.2024		Additions		Deletions		Closing Balance as on 31.03.2025	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
Land	0.7218	83,04,923	-	-	-	-	0.7218	83,04,923

15 Balance payable

Name of the Company	Relationship	Nature	As at 31.03.2025	As at 31.03.2024
Ansal Hi-Tech Townships Limited	Holding Company	payable	7,894.73	7,869.43



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337

Notes Forming part of the financial statement for the year ended March 31, 2025

16 Audit Fee

Payment to Auditors (inclusive of GST)

Particulars	2024-25	2023-24
Audit Fee	11.80	11.80
Limited Review	-	-
For Certification/ other Services	-	-

17 Amount due to Micro, Small and medium Enterprises.

There are no Micro and Small Scale Business Enterprises to whom the company overdues, which are outstanding for more than 45 days as at March 31st 2025. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company. Therefore, the prescribed disclosures for liability of interest on overdue payment have not been given.

18. Expenditure in Foreign Currency

Expenditure in foreign currency during the year: Nil (P.Y.- Rs NIL) and there is no outstanding foreign currency exposure at the year end.

19 Financial risk management objectives and policies:

Financial risk management objectives and policies:

The purpose of financial risk management is to ensure that the Company has adequate and effective utilized financing as regards the nature and scope of the business. The objective is to minimize the impact of such risks on the performance of the Company. The Company's senior management oversees the management of these risks.

The Company's principal financial liabilities comprise trade payables and other liabilities. The main purpose of these financial instruments is to raise finance for operations. It has various financial assets such as land advances, trade receivables, which arise directly from its operation.

The main risks can be categorized into:

Market risk:

Market risk is the risk that the fair values of financial instruments will fluctuate because of change in market price. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. There is no currency risk since all operations are in INR. No other risk arises from the operations of the company.

Credit risk:

It is that one party to a financial instrument or customer contract will cause a financial loss due to non fulfillment of its obligations under a financial instrument or customer contract for the other party, leading to a finance loss.

The advances are taken from holding company and other associate concerns as interest free advance.

Liquidity risk:

The risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial

20. Ratio Analysis

Particulars	FY 2024-25	FY 2023-24	Variance	Reason
Current Ratio	1.05	1.06	-0.32	NA
Debt-Equity Ratio,	NA	NA		
Debt Service Coverage Ratio	NA	NA		
Return on Equity Ratio	-0.06	-0.09	-35.74	Due to decrease in losses
Inventory turnover ratio	NA	NA		
Trade Receivables turnover ratio	NA	NA		
Trade payables turnover ratio	NA	NA		
Net capital turnover ratio	NA	NA		
Net profit ratio	NA	NA		
Return on Capital employed	-0.06	-0.09	-35.74	Due to decrease in losses
Return on investment	NA	NA		



Euphoric Properties Pvt. Ltd.
CIN:U70109DL2007PTC169337

Notes Forming part of the financial statement for the year ended March 31, 2025

21. Other Statutory information

- i) The Company do not have any benami property, and no proceeding has been initiated against the Company for holding any benami property.
ii) The Company do not have any transactions with companies struck off.
iii) There is no any charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period .
iv) The Company have not traded or invested in crypto currency or virtual currency during the financial year.
v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or
b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- vi) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or
b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- vii) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961
viii) The Company have not declared willful defaulter by any banks or any other financial institution at any time during the financial year.

22. Previous year figures

Figures of the previous year have been regrouped /reclassified wherever considered necessary to confirm to current year classification.

For SGSJ And Associates
Chartered Accountant
FRN: 023294N

Shilpy
Shilpy
Partner
M. No. 530850
UDIN: 255308508MULDN6743
Place: Gurugram
Date: 27.09.2025



For and on behalf of the Board
Euphoric Properties Pvt. Ltd.

Shriram
Shriram
Director
DIN 10670664

Banti
Banti
Director
DIN 08347881