

INDEPENDENT AUDITOR'S REPORT**To the Members of
JLO Reality Private Limited
Report on the Audit of Financial Statements****Opinion**

We have audited the accompanying financial statements of **JLO Reality Private Limited** ("the Company") which comprise the Balance Sheet as at March 31, 2026, the Cash Flow Statement for the year then ended, and a summary of material accounting policies and other explanatory information (hereinafter referred to as "financial statements").

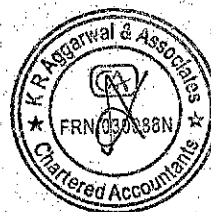
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its cash flows 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) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Other Matter

We draw attention to the fact that the Company have not yet commenced their business operations as at March 31, 2026. Accordingly, no revenue has been reported by the entity for the year then ended. Our opinion is not modified in respect of this matter.



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 Directors 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 during the course of our audit or otherwise appears to be materially misstated.

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

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including Ind AS specified under Section 133 of the Act 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 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; 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.

The board of directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility 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 Standards on Auditing will always detect a material misstatement



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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 Standards on Auditing, 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.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, make 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.

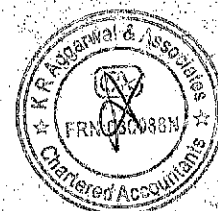
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in 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 purpose 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 and the Cash Flow Statement, dealt with by this Report are in agreement with the relevant books of account;
 - d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS)-specified under section 133 of the Act;
 - e. On the basis of written representations received from the directors as on March 31, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 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 and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - 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. In our opinion and to the best of our information and according to the explanations given to us, we report that the company has not paid managerial remuneration during the year, hence the provisions of section 197 read with Schedule V to the Companies Act are not applicable.
 - 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:



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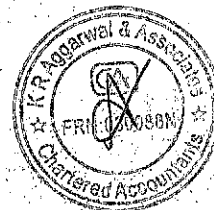
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- i. The Company does not have any pending litigations which would impact its financial position in its financial statements.
- ii. The Company did not have any long-term contracts including derivative contracts for which there are any material foreseeable losses.
- iii. There were no amounts which were 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, 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 person(s) or entity(ies), 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 by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(b) The Management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(c) Based on such audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to the notice that has caused us to believe that the representations under sub-clause (a) and (b) above, contain any material misstatement.
- v. Since the Company has not declared or paid any dividend during the year, accordingly, commenting on whether the dividend declared or paid is in accordance with Section 123 of the Companies Act, 2013 is not applicable.



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- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of accounting software and the audit trail has been preserved by the company as per the statutory requirements for record retention.

For KR AGGARWAL & ASSOCIATES

Chartered Accountants

FRN NO: 030088N



M.NO: 544757

UDIN- 26544757YYQFJA3057

Place: Ludhiana

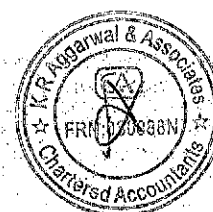
Dated: 25-05-2026

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in Paragraph 1 under the heading "Report on Other Legal and Regulatory Requirements" Section of our Report of even date)

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 the audit, and to the best of our knowledge and belief, we report that:

- i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and the situation of Property as it comprises only land.
(B) The Company does not hold any Intangible Assets. Hence, reporting under this clause is not applicable.
- (b) The company does not have any Property, Plant and Equipment other than land, hence physical verification has not been carried out.
- (c) The title deeds of all the immovable properties are held in the name of the company.
- (d) The Company has not revalued any of its property, plant and equipment during the year and it does not hold any intangible assets.
- (e) No proceedings have been initiated during the year or are pending against the Company as at 31st March, 2026, for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made hereunder.
- ii. (a) The company does not hold any inventory. Accordingly, reporting under clause 3 (ii) of the Order is not applicable to the Company.
- (b) During the year company has not sanctioned any working capital limits from any bank or financial institutions on the basis of security of current assets.
- iii. According to the information and explanations given to us, during the year, the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Hence, the provisions of clause 3(iii) are not applicable.
- iv. In our opinion and according to the information and explanations given to us, the company has not granted any loan or made any investments, or provided any guarantees, and security. Hence the provisions of section 185 and 186 of the Companies Act, 2013 are not applicable and not commented upon.
- v. The Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Hence, reporting under clause 3(v) of the Order is not applicable.



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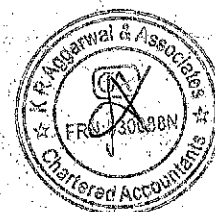


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- vi. The company is not required to maintain cost records under sub-section (1) of Section 148 of the Companies Act, specified by The Central Government. Hence, reporting under this clause of the Order is not applicable.
- vii. According to information and explanations given to us in respect of statutory dues:
- (a) The company has generally been regular in depositing undisputed statutory dues including Goods and Services Tax, Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, the duty of Customs, Duty of Excise, Value Added Tax, Cess and any other statutory dues applicable to it with the appropriate authorities.
Further, we report that no undisputed amount payable with respect to such statutory dues were outstanding as at March 31, 2026, for a period of more than six months from the date they became payable;
- (b) There are no statutory dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax which have not been deposited on account of dispute.
- viii. According to the information and explanations given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been recorded in the books of accounts.
- ix. (a) In our opinion, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.
- (b) In our opinion and according to the information and explanations given to us, Company has not been declared a wilful defaulter by any bank or financial institution or Government or any Government authority.
- (c) Term loan were applied for the purpose for which the loans were obtained.
- (d) In our opinion and according to the information and explanations given to us, since the company has not raised any funds on short-term basis thus reporting of its use for long term purpose does not arise, hence clause 3(ix)(d) of the Order is not applicable.
- (e) The company do not have any subsidiary, associate or joint venture. Hence reporting under clause 3 (ix) (e) of the Order is not applicable.
- (f) The company do not have any subsidiary, associate or joint venture. Hence reporting under clause 3 (ix) (f) of the Order is not applicable.
- x. In our opinion and according to the information and explanations given to us:
- (a) The company has not raised moneys by way of an initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable;



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- (b) During the year, the company has not made any preferential allotment or private placement of shares fully or partly, or optionally convertible debentures. Hence reporting under clause 3(x)(b) of the Order is not applicable;
- xi. In our opinion and according to the information and explanations given to us:
- (a) No fraud by or on the company has been noticed or reported during the course of our audit;
- (b) No report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report;
- (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 provisions of clause 3 (xii) of the Order are not applicable to the Company.
- xiii. According to the information and explanations given to us and on the basis of records of the Company examined by us, transactions with the related parties are in compliance with Sections 177 and 188 of the Act, where applicable, and the details of such transactions have been disclosed in the Ind AS Financial Statements as required by the applicable Indian Accounting Standards;
- xiv. In our opinion and according to the information and explanations given to us, the company does not meet the criteria for the applicability of internal audit under sub-section 1 of section 138 of the Companies Act, 2013. Hence, reporting under clause 3(xiv) of the order is not applicable to the company.
- xv. According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with its directors. Accordingly, reporting under clause 3(xv) of the Order is not applicable.
- 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 3(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 obtaining a valid Certificate of Registration (COR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934;



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(c) The Company is not a Core Investment Company as defined in the regulations made by the Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company;

(d) According to the information and explanations given to us, there are no Core Investment Companies within the Group (As defined in the Core Investment Companies [Reserve Bank] Directions, 2016).

- xvii. The company has not incurred cash losses in the current financial year.
- xviii. There has been no resignation of the statutory auditors of the Company during the year and accordingly reporting under clause 3(xviii) of the order is not applicable to the Company;
- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, and other information accompanying the financial statements our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which 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. The company does not meet the criteria for the applicability of Section 135 of the Companies Act, 2013. Accordingly, reporting under clause 3(xx) of the Order is not applicable.

For K R AGGARWAL & ASSOCIATES

Chartered Accountants

FRN No: 030088N



M.No. 544757

UDIN: 26544757YYQFJA3057

Place: Ludhiana

Dated: 25-05-2026

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT

(referred to in paragraph 2(f) under 'Report on the other legal and regulatory requirement' section of our report of even date)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of JLO Reality Private limited ("the Company") as of March 31, 2026, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



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Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles.

A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) 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, to the best of information and according to the explanation given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, 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 K R AGGARWAL & ASSOCIATES

Chartered Accountants,

FRN-030088N



M.No. 544757

UDIN: 26544757YYQFJA3057

Place: Ludhiana

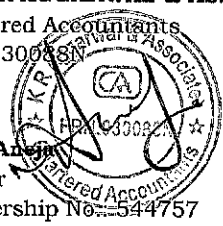
Date :25-05-2026

JLO REALITY PRIVATE LIMITED

Balance Sheet as at 31st March, 2026

Particulars	Note No.	As At 31.03.2026 (Rs in Lacs)	As At 31.03.2025 (Rs in Lacs)
ASSETS			
Non-current assets			
a) Property, Plant and Equipment	3	1,336.96	0.00
b) Capital work in progress	4	110.69	28.16
c) Financial Assets			
i) Other Financial assets	5	70.88	67.05
		<u>1,518.53</u>	<u>95.21</u>
Current assets			
a) Financial Assets			
i) Cash and cash equivalents	6	4.81	1.27
b) Current tax Asset (Net)	7	0.34	0.15
c) Other current assets	8	4.22	121.88
		<u>9.37</u>	<u>123.30</u>
TOTAL ASSETS		<u>1,527.90</u>	<u>218.51</u>
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	9	151.00	151.00
b) Other Equity	10	0.00	0.00
		<u>151.00</u>	<u>151.00</u>
Liabilities			
Non-current liabilities			
a) Financial Liabilities			
i) Borrowings	11	1,366.20	65.80
		<u>1,366.20</u>	<u>65.80</u>
Current liabilities			
a) Financial Liabilities			
i) Trade payables	12		
a. Total outstanding dues of micro enterprises and small enterprises		0.00	0.00
b. Total outstanding dues of creditors others than micro enterprises and small enterprises		3.38	0.00
ii) Other Financial Liabilities	13	0.22	0.31
b) Other current liabilities	14	7.10	1.40
		<u>10.70</u>	<u>1.71</u>
TOTAL EQUITY AND LIABILITIES		<u>1,527.90</u>	<u>218.51</u>

The accompanying notes from an integral part of these financial statement 1 to 21

As per our separate report of even date attached
For **K R AGGARWAL & ASSOCIATES**Chartered Accountants
FRN: 030038N


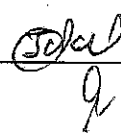
Vivek Anand
Partner
Membership No. 544757
Place: Ludhiana
Date: 25th May, 2026



Bharat Bhushan Gupta
Director
(DIN:00495573)



Abhinav Oswal
Director
(DIN:07619099)



JLO REALITY PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH,2026

Particulars	2025-26 (Rs in Lacs)	2024-25 (Rs in Lacs)
(A) Cash Flow from Operating Activities		
Net profit before Tax	0.00	0.00
 Operating Profit before Working Capital Changes	 0.00	 0.00
Adjustment for:		
Trade receivable & Other Assets	117.66	(121.88)
Trade Payables & Other Liabilities	8.99	1.71
Cash Generated from operations	126.65	(120.17)
Direct Tax	(0.19)	(0.15)
Net Cash From/(used in) Operating Activities	126.46	(120.32)
 (B) Cash Flow from Investing Activities		
Purchase of Property, Plant and Equipment (including CWIP)	(1,419.49)	(28.16)
Investments in Fixed Deposits	(3.83)	(67.05)
Net cash used in Investing Activities	(1,423.32)	(95.21)
 (C) Cash Flow from Financing Activities		
Proceeds from Long Term Borrowings (Net)	1,300.40	65.80
Proceeds from issue of equity shares to holding company	0.00	151.00
 Net Cash from Financing Activities	 1,300.40	 216.80
 Net Change in Cash & Cash Equivalents (A+B+C)	 3.54	 1.27
Opening Cash & Cash Equivalents	1.27	0.00
Closing Cash & Cash Equivalents	4.81	1.27

Notes : 1. Figures in brackets represent deduction.

As per our separate report of even date attached
For **K R AGGARWAL & ASSOCIATES**

Chartered Accountants

FRN: 030088N

Vivek K. Aggarwal
Partner

Membership No.: 544757

Place: Ludhiana

Date: 25th May, 2026


Bharat Bhushan Gupta
Director
(DIN:00495573)


Anshav Oswal
Director
(DIN:07619099)

JLO REALITY PRIVATE LIMITED

Notes to Financial Statements for the year ended 31st March, 2026

Note: 1 Background

JLO Reality Pvt Ltd (the "Company") incorporated on 23.07.2024 vide Corporate Identity Number "U68100PB2024PTC062110" is a Private Limited company domiciled in India under the provision of companies Act, 2013. The registered office of the company is located at Premises, Nahar Industrial Enterprises Ltd., Focal Point, Ludhiana 141010.

Note: 2 Material accounting policies

This note provides a list of the material accounting policies adopted in the preparation of these financial statements. The financial statements are for the Company consisting of JLO Reality Pvt Ltd (the "Company").

(a) Basis of Preparation

(i) Compliance with Ind AS

The financial statements comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Act (as amended from time to time).

The financial statements of the company have been prepared on going concern basis and historical cost basis except certain financial assets and liabilities measured at fair value.

(ii) Historical Cost Convention

The financial statements have been prepared on a historical cost basis, except for the following:

(a) Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments)

(iii) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to two decimals places to the nearest lacs as per the requirement of division II of Schedule III, unless otherwise stated.

(b) Fair Value Measurement

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 the presumption that the transaction to sell the asset or transfer the liability takes place either:

In the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability.

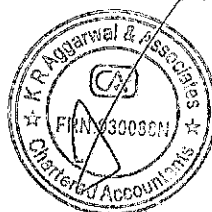
The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial assets take in to account a market participant's ability to generate economic benefits by using the assets in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:



JLO REALITY PRIVATE LIMITED

Notes to Financial Statements for the year ended 31st March, 2026

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is Unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period or each case.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above

This note summarizes accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

Disclosures for valuation methods, significant estimates and assumptions

Quantitative disclosures of fair value measurement hierarchy

Financial instruments

(c) Current versus non-current classification

All assets and liabilities have been classified as current or non current as per company's normal operating cycle and other criteria set out in the division II of Schedule III to the Act.

(d) Borrowing Costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

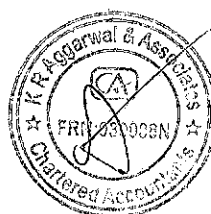
(e) Provisions, Contingent liabilities and Contingent Assets

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. A present obligation that arises from past events where it is neither probable that an outflow of resources will be required to settle nor a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. Contingent assets are not recognised in financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

(f) Revenue recognition

The Company has not commenced its commercial operations and accordingly no revenue from operations has been recognised during the year. Revenue will be recognised in accordance with Ind AS 115 – Revenue from Contracts with Customers once operations commence



JLO REALITY PRIVATE LIMITED

Notes to Financial Statements for the year ended 31st March, 2026

(g) Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash in hand and balances with banks.

(h) Financial instruments

Financial assets and financial liabilities are recognized when a Company becomes a party to the contractual provisions of the instruments.

Initial Recognition:

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss and ancillary costs related to borrowings) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in Statement of Profit and Loss.

Classification and Subsequent Measurement: Financial Assets

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI") or fair value through profit or loss ("FVTPL") on the basis of following:

- The entity's business model for managing the financial assets and
- The contractual cash flow characteristics of the financial asset.

Amortised Cost:

A financial asset shall be classified and measured at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Fair Value through OCI:

A financial asset shall be classified and measured at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Fair Value through Profit or Loss:

A financial asset shall be classified and measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through OCI.

All recognized financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Impairment of financial assets:

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of each reporting period. The Company assesses on a forward looking basis the expected credit losses associated with its assets.



JLO REALITY PRIVATE LIMITED

Notes to Financial Statements for the year ended 31st March, 2026

The impairment methodology applied depends on whether there has been a significant increase in credit risk. In case of trade receivables, the Company follows the simplified approach permitted by Ind AS 109 – Financial Instruments for recognition of impairment loss allowance. The application of simplified approach does not require the Company to track changes in credit risk. The Company calculates the expected credit losses on trade receivables using a provision matrix on the basis of its historical credit loss experience.

Derecognition of financial assets:

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including derivative financial instruments.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss (FVTPL) include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109 'Financial Instruments'.

Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial liabilities at amortised cost

After initial recognition, financial liabilities are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.



JLO REALITY PRIVATE LIMITED

Notes to Financial Statements for the year ended 31st March, 2026

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another financial liability from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously

(i) Employee benefits- Short term Obligations

Short term obligations

Liabilities for wages and salaries, short term compensated absence and ex-gratia including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

(J) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using effective interest method.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period. Where there is a breach of a material provision of a long term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach



JLO REALITY PRIVATE LIMITED

3) Note to Financial Statements For the Year ended 31st March, 2026

PROPERTY, PLANT AND EQUIPMENT							(Rs. In Lacs)	
PARTICULARS	GROSS BLOCK			DEPRECIATION			NET BLOCK	
	As at 01.04.2025	Additions During the year	Sale/adjustm ent During the year	As at 31.03.2026	Upto 31.03.2025	Provided During the year	Adjusted/ written back during the year	Total up to 31.03.2025
Free Hold Land	-	1,336.96	-	1,336.96	-	-	-	-
Total	-	1,336.96	-	1,336.96	-	-	-	-
Previous year	-	-	-	-	-	-	-	-

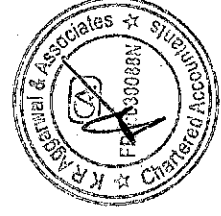
4) CAPITAL WORK IN PROGRESS (CWIP)

Particulars	(Rs. In Lacs)	
Capital Work In Progress	As at 31.03.2026	As at 31.03.2025
Total	110.69	28.16

(Rs. In Lacs)

Amount in CWIP For The Period of

	Less than 1 year	1-2 Year	2-3 Year	3 than 3 Years	Total
As at 31st March 2026	82.53	28.16	-	-	110.69
As at 31st March 2025	28.16	-	-	-	28.16



JLO REALITY PRIVATE LIMITED

Notes to Financial Statement for the year ended 31st March 2026

Note no	Particulars	As At 31.03.2026 (Rs in Lacs)	As At 31.03.2025 (Rs in Lacs)
5	Other Financial assets		
	Fixed deposit with Banks having original maturity more than 12 months	* 70.88	65.50
	Interest accrued on Fixed deposit having maturity period more than 12 months	0.00	1.55
	Note: *FDR of Rs 70.88 Lacs Lien with department of Industries and Commerce.		
		<u>70.88</u>	<u>67.05</u>
6	Cash and Cash Equivalents		
	Balances with banks -Current Accounts	4.81	1.27
		<u>4.81</u>	<u>1.27</u>
7	Current tax Asset (Net)		
	Advance Income Tax / TDS certificate	0.34	0.15
		<u>0.34</u>	<u>0.15</u>
8	Other current assets		
	Advance to Suppliers	0.00	119.17
	Balance with Govt. Authorities	4.22	2.71
		<u>4.22</u>	<u>121.88</u>
9	Equity Share Capital		
	Authorised, issued, subscribed and paid-up share capital		
	Authorised		
	15,000,000 Equity Shares of Rs 10/- each (Previous year 15,000,000)	1,500.00	1,500.00
		<u>1,500.00</u>	<u>1,500.00</u>
	Issued, subscribed and fully paid up		
	1,510,000 Equity Shares of Rs 10/- each (Previous year 1,510,000)	151.00	151.00
		<u>151.00</u>	<u>151.00</u>
(a)	Reconciliation of the number of Shares outstanding		
	Equity Shares		
	At the beginning of the year	15,10,000	0.00
	Issued during the year	0.00	15,10,000
	Outstanding at the end of the year	<u>15,10,000</u>	<u>15,10,000</u>



JLO REALITY PRIVATE LIMITED**Notes to Financial Statement for the year ended 31st March 2026****(b) Terms/rights attached to Shares: Equity Shares**

The Company has only one class of Equity Shares having Face value of Rs. 10/- each. Holder of Equity Share is entitled to only one vote per share.

(c) Detail of Shareholders holding more than 5% shares:

Particulars	As At 31st March, 2026		As At 31st March, 2025	
	Number	% of holding	Number	% of holding
Shareholders				
Equity Shares				
Nahar Industrial Enterprises Ltd (Holding Company)	15,10,000	100	15,10,000	100
Total	15,10,000	100	15,10,000	100

(d) Disclosure of Shareholding of Promoters in Equity Shares.

Promoter Name	As At 31st March, 2026		As At 31st March, 2025		% change during the year
	Number	% of holding	Number	% of holding	
Nahar Industrial Enterprises Ltd (Holding Company)	15,10,000	100	15,10,000	100	--
Total	15,10,000	100	15,10,000	100	--

Note no	Particulars	As At 31.03.2026 (Rs in Lacs)	As At 31.03.2025 (Rs in Lacs)
10	Other Equity		
	Retained Earnings		
	Balance as per Last year	0.00	0.00
	Add: Transfer from Profit & Loss Account	0.00	0.00
		<u>0.00</u>	<u>0.00</u>
11	Financial Liabilities		
	Borrowings (Unsecured)		
	Loans and advances from holding company (Unsecured)	1,366.20	65.80
		<u>1,366.20</u>	<u>65.80</u>
12	Trade Payables		
	Micro, small and Medium Enterprises	0.00	0.00
	Others	3.38	0.00
		<u>3.38</u>	<u>0.00</u>

Loan from Holding Company carries interest rate of 8% per annum and is repayable on the expiry of 10 years from the date of receipt.



JLO REALITY PRIVATE LIMITED

Notes to Financial Statement for the year ended 31st March 2026

- 12a In response to the letters sent to the suppliers seeking to know the status of their coverage under the Micro, Small & Medium Enterprises Development Act, 2006 (MSMED Act) the Company has received replies from some of the suppliers. Disclosures as required under Section 22 of the MSMED Act, 2006 are given below:

Particulars	(Rs. In Lacs)	
	As At 31.03.2026	As At 31.03.2025
The Principal amount and the interest due thereon unpaid to any supplier		
- Principal Amount	--	--
- Interest thereon	--	--
The amount of interest paid by the buyer in terms of section 16, along with the amount of the payment made to the supplier beyond the appointed day	--	--
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act	--	--
The amount of interest accrued and remaining unpaid.	--	--
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of this Act	--	--

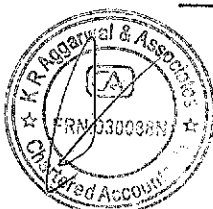
Trade payable ageing schedule as on 31st March, 2026

Particulars	Outstanding for following periods from due date of payment					
	Not Due	Less Than 1 year	1-2 Years	2-3 Years	More than 3 years	Total
(i) MSME	--	--	--	--	--	--
(ii) Others	2.75	0.63	--	--	--	3.38
(iii) Disputed dues - MSME	--	--	--	--	--	--
(iv) Disputed dues-Others	--	--	--	--	--	--
Total	2.75	0.63	--	--	--	3.38

Trade payable ageing schedule as on 31st March, 2025

Particulars	Outstanding for following periods from due date of payment					
	Not Due	Less Than 1 year	1-2 Years	2-3 Years	More than 3	Total
(i) MSME	--	--	--	--	--	--
(ii) Others	--	--	--	--	--	--
(iii) Disputed dues - MSME	--	--	--	--	--	--
(iv) Disputed dues-Others	--	--	--	--	--	--
Total	--	--	--	--	--	--

Note no	Particulars	As At 31.03.2026 (Rs in Lacs)	As At 31.03.2025 (Rs in Lacs)
13	Other Financial Liabilities		
	Others	0.22	0.31
		<u>0.22</u>	<u>0.31</u>
14	Other Current Liabilities		
	Statutory dues Payables	7.10	1.40
		<u>7.10</u>	<u>1.40</u>



JLO REALITY PRIVATE LIMITED

Notes to Financial Statement for the year ended 31st March 2026

15 CONTINGENT LIABILITIES NOT PROVIDED FOR

Bank Guarantee in favour of Deptt of Industries for availing Stamp Duty Incentive of Rs. 65.50 lacs (Previous year Rs 65.50Lac)

16 CAPITAL COMMITMENTS

Estimated amount of contract (net of advances) remaining to be executed and not provided for of Rs. 472.00 Lacs (Previous year Rs 1185.53 Lac)

17 Related Party Disclosures as required by IND AS-24 as under: -

(a) Disclosure of Related Parties and relationship between the parties.

- 1 Holding Company : Nahar Industrial Enterprises Limited
- 2 Key Management Personnel: Sh. Abhinav Oswal (Director), Sh. Bharat Bhushan Gupta (Director)

(b) Detail of transactions entered into with related parties during the year
Nahar Industrial Enterprises Limited

Particulars	Holding Company		Key Management	
	31 st March 2026	31 st March 2025	31 st March 2026	31 st March 2025
Purchase of fixed assets	1,305.49	0.00	-	-
Interest Paid	67.66	1.88	-	-
Rent Paid (include in cwlp)	0.67	0.00	-	-
Loan received	1,366.20	65.80	-	-
Issue of equity shares	0.00	151.00	-	-
Closing Balance Payable/Receivable	1,366.20	53.37	-	-



JLO REALITY PRIVATE LIMITED

Notes to Financial Statement for the year ended 31 st March 2026

18 Fair Value Measurement

(a) Financial Instruments by category and hierarchy

For amortised cost instruments, carrying value represents the best estimate of fair value.

(Rs in Lacs)

Particulars	As At 31st March, 2026			As At 31st March, 2025		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial assets						
Investments						
Other Financial Assets (Non Current)	--	--	70.88	--	--	67.05
Cash and cash equivalents	--	--	4.81	--	--	1.27
Total Financial Assets	--	--	75.69	--	--	68.32

Particulars	As At 31st March, 2026			As At 31st March, 2025		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial Liabilities						
Borrowings (Non current)	--	--	1,366.20	--	--	65.80
Trade payables	--	--	3.38	--	--	--
Other financial liabilities	--	--	0.22	--	--	0.31
Total Financial Liabilities	--	--	1,369.80	--	--	66.11

(b) Fair value hierarchy

The Company has classified its financial instruments into the three levels prescribed under the Indian Accounting Standard. An explanation of each level follows under the table.

Financial assets and liabilities measured at amortised cost for which fair values are disclosed

(Rs in Lacs)

Particulars	As At 31st March, 2026			As At 31st March, 2025		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial assets						
Other Financial Assets (Non Current)	--	--	70.88	--	--	67.05
Cash and cash equivalent	--	--	4.81	--	--	1.27
Total	--	--	75.69	--	--	68.32

(Rs in Lacs)

Particulars	As At 31st March, 2026			As At 31st March, 2025		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial Liabilities						
Borrowings (Non current)	--	--	1,366.20	--	--	65.80
Trade payables	--	--	3.38	--	--	--
Other financial liabilities	--	--	0.22	--	--	0.31
Total Financial Liabilities	--	--	1,369.80	--	--	66.11

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, contingent consideration and indemnification asset included in level 3.



JLO REALITY PRIVATE LIMITED

(a) Fair value of financial assets and liabilities measured at amortised cost

Particulars	(Rs in Lacs)			
	As At		As At	
	31st March 2026		31st March 2025	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Other Financial Assets (Non Current)	70.88	70.88	67.05	67.05
Total	70.88	70.88	67.05	67.05
Financial liabilities				
Borrowings (Non-Current)	1,366.20	1,366.20	65.80	65.80
Total	1,366.20	1,366.20	65.80	65.80

The carrying amounts of other financial liabilities, trade payables and cash and cash equivalents are considered to be the same as their fair values, due to short term nature. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs, including own credit risk. For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

19 Financial risk management objectives and policies

The Company's principle financial liabilities comprise borrowings and trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations and to support its operations. The Company's financial assets include cash & cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The company's senior management oversees the management of these risks. The company's senior management is supported by a financial risk committee that advises on financial risks and the appropriate financial risk governance framework for the Company. This financial risk committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedure and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each risk, which are summarized as below:

(A) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: Interest rate risk, currency risk and other price risks. Financial instruments affected by market risk include borrowings.

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long term debt obligations with floating interest rates. The Company is carrying its borrowings primarily at variable rate. The Company expects the variable rate to decline, accordingly the Company is currently carrying its loans at variable interest rates.

Particulars	As At 31st	As At 31st
	March 2026	March 2025
	(Rs In Lacs)	(Rs In Lacs)
Variable rate borrowings	1,366.20	65.80
Total	1,366.20	65.80

Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variable held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	Effect of profit Before Tax	
	As At 31st	As At 31st
	March 2026	March 2025
	(Rs In Lacs)	(Rs In Lacs)
Increase by 50 basis points	(6.83)	(0.33)
Decrease by 50 basis points	6.83	0.33



JLO REALITY PRIVATE LIMITED

b) Foreign currency risks

The Company has no outstanding exposure in foreign currency at the end of the reporting period. Therefore exposure to foreign currency risk is insignificant.

(B) Credit risk

Credit risk is the risk that counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company does not have financial assets which is subject to high credit risk.

Credit risk management

The Company assesses and manages credit risk based on Internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

- (i) Low credit risk on reporting date
- (ii) Moderate credit risk
- (iii) High credit risk

Financial assets that expose the entity to credit risk:

Particulars	As At 31st March 2026 (Rs In Lacs)	As At 31st March 2025 (Rs In Lacs)
Low credit risk on reporting date		
Other Financial Assets (Non-Current)	70.88	67.05
Cash and cash equivalents	4.81	1.27
Total	75.69	68.32

Moderate credit risk

High credit risk

Cash & cash equivalents and bank deposits

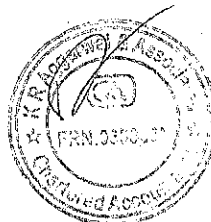
Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits and accounts in different banks across the country.

(C) Liquidity risk

The Company monitors its risk of a shortage of funds by estimating the future cash flows. The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of borrowings from holding company, Bank overdrafts, cash credit facilities and bank loans.

The table below summarizes the maturity profile of the Company's financial liabilities based on contractual undiscounted payments

Particulars	0-1 Years	1 to 2 Years	2 to 5 Years	More than 5 Years	Total undiscounted contractual cash flows	Carrying amount of liabilities
Year ended 31" March 2026						
Loan & Advances from holding company (Unsecured)	--	--	--	1,366.20	1,366.20	1,366.20
Contractual maturities of trade payable	3.38	--	--	--	3.38	3.38
Contractual maturities of other financial liabilities	0.22	--	--	--	0.22	0.22
Total	3.60	-	--	1,366.20	1,369.80	1,369.80
Particulars	0-1 Years	1 to 2 Years	2 to 5 Years	More than 5 Years	Total undiscounted contractual cash flows	Carrying amount of liabilities
Year ended 31" March 2025						
Loan & Advances from holding company (Unsecured)	--	--	--	65.80	65.80	65.80
Contractual maturities of other financial liabilities	0.31	--	--	--	0.31	0.31
Total	0.31	-	--	65.80	66.11	66.11

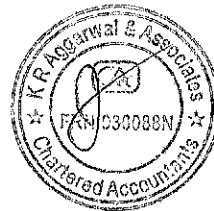


JLO REALITY PRIVATE LIMITED

20 Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital. The primary objective of the Company's capital management is to maximize the shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt, interest bearing loans and borrowings, trade payables, less cash and cash equivalents.

Particulars	(Rs In Lacs)	
	As At 31st March 2026	As At 31st March 2025
Borrowings	1,366.20	65.80
Trade payables	3.38	0.00
Less: Cash and cash equivalents	4.81	1.27
Net debt (A)	1,364.77	64.53
Equity (B)	151.00	151.00
Capital and net debt (A+B)	1,515.77	215.53
Gearing ratio	90.04	29.94



JLO REALITY PRIVATE LIMITED**Notes to Financial Statement for the year ended 31st March 2026****21 Additional Regulatory Information :****(a) Ratio**

Particulars	Formula	31st March, 2026			31st March, 2025			Rs in Lacs % Variance
		Numerator	Denominator	Ratio	Numerator	Denominator	Ratio	
Current ratio (in times)*	Current Assets / Current Liabilities	9.37	10.70	0.87	123.30	1.71	72.10	(98.79)
Debt-Equity Ratio (in times)**	Total Debt / Shareholder's Equity	1,366.20	151.00	9.04	65.80	151.00	0.44	1954.55

* Decrease in Ratio due to increase in current Liabilities.

** Increase in Ratio due to increase in debt.

- (b) The title deeds of immovable property are held in the name of the Company.
- (c) The company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (d) The Company has not been declared as a wilful defaulter by any lender or financial institution.
- (e) The company has not entered into any transactions during the year with companies struck off under section 248 of the Companies Act, 2013 or Section 560 of the Companies Act, 1956.
- (f) The Company does not have any charges or satisfaction of charges which is yet to be registered with the Registrar of Companies (ROC) beyond the statutory period.
- (g) The restrictions related to the number of layers as prescribed under Companies (Restriction on Number of Layers) Rules, 2017 do not apply to our company, not being having any subsidiary.
- (h) The company has not advanced or loaned or invested funds to any other person(s) or entities, including foreign entities(intermediaries), with the understanding that the intermediary shall;
- 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
 - Provide any guarantee, security, or the like to or on behalf of the Ultimate Beneficiaries.
- (i) The Company has not received any funds from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall;
- Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate beneficiaries), or
 - Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (j) The Company has not taken borrowings from banks and financial institutions on the basis of the security of current assets and movable assets.
- (k) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (l) The Company has used accounting software for maintaining its books of account for the Financial Year ended 31st March 2026 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software.

Further no instance of audit trail feature being tampered with was noted in respect of accounting software and the audit trail has been preserved by the company as per the statutory requirements for record retention.

