

Date: September 01, 2025

To,

Listing Department

BSE Limited

Phiroze Jeejeebhoy Towers

Dalal Street, Fort

Mumbai-400 001

Listing Department

National Stock Exchange of India Limited

Bandra Kurla Complex

Bandra East

Mumbai – 400 051

BSE Scrip Code: 539289

NSE Symbol: AURUM

Dear Sir/Madam,

Sub: Annual Report for the financial year 2024-25.

Pursuant to Regulation 34(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the Annual Report 2024-25 containing the Notice convening the 12th AGM for the financial year 2024-25 which is being sent through electronic mode to the Members, whose e-mail address is registered with the Company / Company's Registrar and Transfer Agent / Depository Participants / Depositories.

The Annual Report 2024-25 containing the Notice is also available on the Company's website at <https://Aurum Prop Tech Limited AR 2024 25.pdf>.

Further, pursuant to Regulation 36(1)(b) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, a letter providing the web-link of the Annual Report, being sent to those members who have not registered their e-mail address and available on the Company's website on <https://www.aurumproptech.in/investor/shareholder-information>.

This is for your information and records.

Thanking you.

Yours faithfully,

For **Aurum PropTech Limited**

Sonia
Digitally signed
by Sonia Hitesh
Jain
Hitesh Jain
Date: 2025.09.01
23:30:22 +05'30'

Sonia Jain

Company Secretary & Compliance Officer

Encl. as above

POISED TO ACCELERATE

ANNUAL REPORT 2024-25



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You can also visit
<https://www.aurumproptech.in/investor/shareholder-information>

Investor Information

CIN	: L72300MH2013PLC244874
BSE Code	: 539289 and 890168
NSE Symbol	: AURUM and AURUM PP1
Bloomberg Code	: AURUM:IN
AGM Date	: September 23, 2025
AGM Venue	: Video Conferencing

Disclaimer: This document contains statements about expected future events and financials of Aurum PropTech Limited ('Aurum PropTech'), which are forward-looking. By their nature, forward looking statements require the Company to make assumptions and are subject to inherent risks and uncertainties. There is a significant risk that the assumptions, predictions, and other forward-looking statements may not prove to be accurate. Readers are cautioned not to place undue reliance on forward looking statements as several factors could cause assumptions, actual future results, and events to differ materially from those expressed in the forward-looking statements. Accordingly, this document is subject to the disclaimer and qualified in its entirety by the assumptions, qualifications, and risk factors referred to in the Management Discussion and Analysis section of this annual report.

POISED TO ACCELERATE

Aurum PropTech stands at the forefront of the PropTech revolution in India, not merely as a technology provider but also a transformative force reshaping the real estate landscape. The Company's integrated platforms span the full spectrum of the real estate value chain, delivering end-to-end solutions from property discovery and matchmaking to sales automation, transaction management and customer relationship management. Driven by its three strategic pillars-Rental, Distribution, and Capital-Aurum PropTech is redefining how real estate is discovered, transacted, and managed, while driving greater efficiency, transparency, and value for all ecosystem stakeholders.

The PropTech industry is at a pivotal inflection point, fueled by accelerating digital adoption, shifting market dynamics, and the growing integration of technology across the real estate value chain. As the industry transitions from siloed solutions to interconnected ecosystems, the emphasis is shifting toward delivering scalable operations, enhanced efficiency, and differentiated value for all stakeholders.

Aurum PropTech has strategically navigated this transformation, evolving from a portfolio of discrete digital solutions into a unified, future-ready platform that connects the entire real estate lifecycle for consumers, developers, and investors.

This transformation has been underpinned by strategic clarity, disciplined execution, and strong alignment with the broader PropTech ecosystem.

The three business verticals - Rental, Distribution, and Capital, continue to advance with improved economics, enhanced operational resilience and growing opportunities for cross-vertical leverage. With continued investments in AI, automation, and digital infrastructure, the company is well-positioned for sustainable, capital-efficient growth. Backed by platform synergies, secured capital, and proven execution, Aurum PropTech is ready to lead the next phase of India's PropTech evolution.





CORPORATE SNAPSHOT

About Aurum PropTech

Aurum PropTech Limited, listed on both the BSE and NSE, stands as a leading innovator in India's PropTech landscape. The Company is focused on creating a unified digital ecosystem that elevates consumer experience and enhances efficiency across the entire real estate value chain. From property search and transactions to investment opportunities, Aurum PropTech integrates every stage of the real estate journey, connecting all stakeholders through seamlessly connected, technology-driven solutions.

Our Story at a Glance



10+
Products



15
Cities



25,000+
Active Customers



650+
Team Members



37,500
Rental Units Capacity



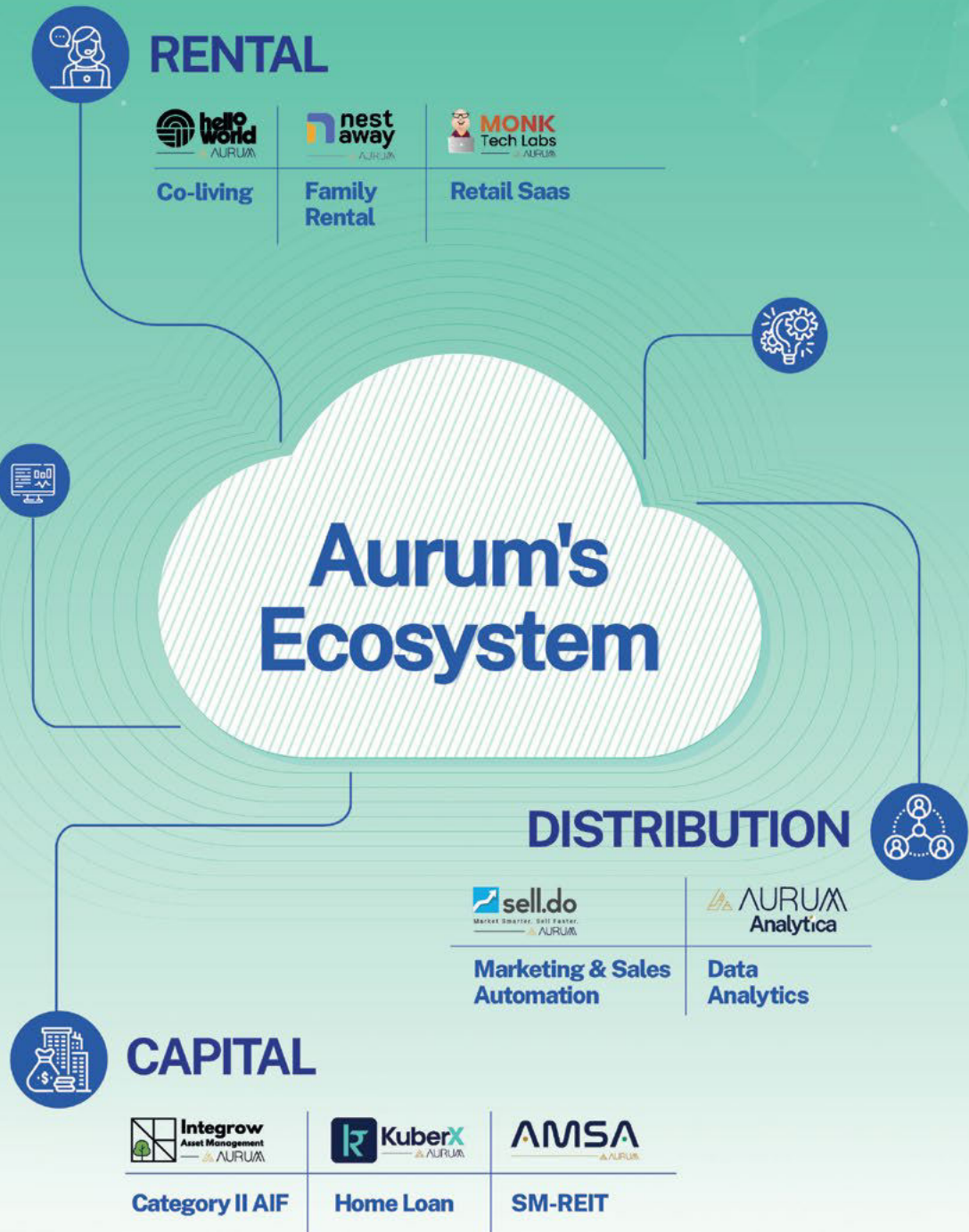
7,900+
Number of Active Licenses



730+
RealEstate
Developer Relations



2,60,000+
Leads Sold





ABOUT AURUM GROUP

India's Sole Integrated Technology Ecosystem

Aurum Ventures is a homegrown RealEstate Investment and Development company, creating long-term value since 1996.

The Company is an impact investor specializing in long-duration, high-quality assets within special situations across India. With a disciplined, conservative entry approach and a typical investment horizon of a decade, Aurum focuses on strategic expansion and long-term value creation.

Its investment portfolio spans the full value chain of RealEstate and PropTech businesses, with a core focus on building scalable platforms that offer substantial long-term exit potential. By aligning growth with responsible investment principles, Aurum's strategy is designed to deliver both measurable impact and sustainable financial returns.



Mission

Led by Technology, Capital, and Entrepreneurship, Aurum is on a mission to create a tech-led disruption through its RealEstate ecosystem, focusing on enhancing customer experience and increasing operational efficiencies. We allocate capital and empower teams across all our businesses, be it RealEstate projects or PropTech products.



Group Values

Aurum values are an amalgamation of what we have been, what we are, and what we want to be. Our commitment to building sustainable businesses rests upon a set of core values. These values are the compass that guides our personal and corporate actions.

Empowerment

Hard Work

Transparency

Passion

Speed



Presence

Commercial Real Estate

Optic Fiber

Residential Real Estate

Telecom

Lifestyle Retail

Aviation

Mineral Exploration

Renewable Energy



Portfolio

RealEstate

Philanthropy

PropTech





GROWTH JOURNEY

From Building Spaces to Creating Ecosystems

Over the years, Aurum Group has influenced multiple industries, evolving through deliberate choices, strategic acquisitions, and a consistent drive for innovation, each milestone shaping the organization's current identity. Guided by a clear purpose to transform real estate through technology, Aurum Group's journey demonstrates its commitment to progress, platform-based thinking, and the seamless integration of technology into the real estate domain.





KEY HIGHLIGHTS OF THE YEAR

A Year of Strategic Momentum and Measurable Impact



The past year represented a period of robust operational delivery and innovation-driven progress across the portfolio. From scaling co-living occupancy and enhancing customer service responsiveness to broadening product portfolios and earning industry accolades, the businesses continued to strengthen resilience and generate sustainable value. The following highlights capture the milestones that shaped performance and reinforced the foundation for future growth.



Strong Growth in Rental Segment:

27% YoY growth in revenue across rental offerings.



NestAway Lite Performance:

NestAway clocked ₹ 39 crores total income, up by 29% YoY



Customer Satisfaction:

Nestaway's Net Promoter Score (NPS) of 4.4/5 highlights its strong customer advocacy and sustained emphasis on user-centric solutions.



New Business Lines:

HelloWorld short stays achieved 120% growth reaching ₹ 40 lakhs monthly revenue runrate.



Industry Recognition:

Aurum Analytica was recognized as Times Realty's PropTech Company of the Year.



Regional Revenue Milestones:

Aurum Analytica released DataAsInsights, Data Lake v2.0, and Site Visit Digitization 2.0



Sell.do Progress:

Sell.do launched AI chat for reports, NLP-based report generation, integrated direct WhatsApp with Meta, and upgraded quote generation flows.



SM REIT Development:

AMSA received official registration from SEBI for its Small and Medium Real Estate Investment Trust (SM REIT), named AMSA SM REIT.



MANAGEMENT MESSAGE

Group CEO's Communique



Our vision of becoming India's only full-stack PropTech ecosystem, delivering end-to-end digital solutions across the real estate value chain, is now a reality.

Dear Shareholders,

The year 2024-25 was one of purposeful alignment for Aurum PropTech, a year where the groundwork of the past few years matured into a connected ecosystem in motion. What began as independent platforms, data initiatives, and capital-backed innovations now operate in harmony, with each component reinforcing the other.

Our vision of becoming India's only full-stack PropTech ecosystem, delivering end-to-end digital solutions across the real estate value chain, is now a reality. This progress is the result of disciplined execution, focus on scale, and a commitment to building with resilience.

Navigating the Global and Indian Economic Landscape

Globally, 2024 brought modest yet steady growth of around 3.3%. Even amid shifting trade policies, geopolitical frictions, and evolving supply chain dynamics, India continued to shine as a beacon of stability and opportunity.

With GDP growth of 6.5% in 2024-25, India retained its position as the fastest-growing major economy. Structural reforms, prudent fiscal management, robust foreign exchange reserves, and initiatives such as the National Infrastructure Pipeline and Viksit Bharat 2047 are driving long-term growth. These policies are not only enabling investment and capital formation but are also accelerating urbanization, housing development, and digital infrastructure, all critical to our sector's growth.

India's RealEstate and PropTech Momentum

India's real estate sector, now contributing over 7% to GDP and valued at more than USD 350 billion, is undergoing a transformation toward greater transparency, institutional participation, and technology-led growth.

Regulatory reforms such as RERA, GST, and digital land records have strengthened governance, while SEBI's evolving guidelines for Small and Medium REITs (SM-REITs) are opening new avenues for democratized ownership. Institutional investments reached USD 8.9 billion in 2024, up 51% year-on-year, reaffirming confidence in India's fundamentals.

Business Performance Highlights

Across our three verticals, Rental, Distribution, and Capital, we made significant strides.

Rental remained our largest contributor, with a managed portfolio of over 37,500 units across 15 cities. NestAway grew income by 29%, while HelloWorld doubled short-stay revenues. We improved operational efficiency, strengthened unit economics, and are now exploring high-potential NRI and GCC markets.

Distribution delivered its first full-year profit, driven by strong growth in Sell.do and Aurum Analytica. Our proprietary Data Lake now covers over 250 micro-markets, while AI-powered features are enhancing productivity and client engagement. The PropTiger acquisition strengthened this vertical and expanded our reach across the real estate journey.

Capital achieved a major milestone with SEBI's SM REIT registration, positioning us to become India's largest SM REIT platform in the coming years.

Financially, total income grew 22% to ₹285 crore, with improved margins across all parameters. Our balance sheet strengthened further, underscoring our focus on capital-efficient growth.

Strengthening Our Technology Advantage

We have moved from a collection of products to an intelligent, integrated platform stack. AI, predictive analytics, and IoT-enabled workflows now drive decision-making, customer engagement, and operational efficiency across our ecosystem.

In Rental, we launched dynamic pricing and smart ticketing systems. In Distribution, AI-driven tools like predictive conversion engines and automated brochures accelerated sales velocity. Our API integrations expanded significantly, enhancing connectivity across the ecosystem.

This continued investment in technology is our competitive moat, enabling us to deliver faster, smarter, and more scalable solutions for our customers and partners.

We have moved from a collection of products to an intelligent, integrated platform stack. AI, predictive analytics, and IoT-enabled workflows now drive decision-making, customer engagement, and operational efficiency across our ecosystem.

Governance and Social Impact

Our Governance, Risk, and Compliance framework remains central to how we operate, anchored in our five capitals: Intellectual, Human, Social and Brand, Ecosystem, and Financial. We maintained ISO 27001, 9001, and 22301 certifications, and have begun aligning our ESG reporting with Global Reporting Initiative standards by 2026-27.

Through Aurum **सौदा**, we continued to deliver societal impact. This year, we planted over 20,100 high-oxygen-yielding trees, distributed more than 2,45,000 meals, and supported over 300 girls through our education initiatives.

The Road Ahead

As the year 2025-26 is progressing, our mandate is clear: accelerate growth, deepen platform integration, and strengthen our role as the digital backbone of Indian real estate. With the successful completion of our rights issue, we are well-capitalized to double revenues over the next two years.

To our shareholders, your trust remains the foundation of our ambitions. To our customers, partners, and employees, your belief and dedication continue to inspire us. Together, we will push boundaries, embrace innovation, and shape the future of real estate in India.

Best wishes,

Ashish Deora

Founder and Group CEO



SECTORIAL CONTEXT

Accelerating PropTech's Growth Curve



As RealEstate evolves into a more connected and intelligent ecosystem, PropTech has progressed beyond basic digital listings to emerge as a core enabler of the sector's future, driving data-informed decision-making, delivering seamless customer experiences, and promoting transparency at every stakeholder interaction.

PropTech 1.0

PropTech 1.0 marked the beginning of the digital listing revolution, driven by the rise of personal computers and online property portals. Early PropTech efforts focused on listing platforms that digitized property searches and connected buyers with sellers, addressing issues of transparency and market fragmentation.

PropTech 2.0

PropTech 2.0 marked a shift toward customer-centric innovation in India, driven by rising smartphone usage, internet penetration, and demand for transparency. Property portals evolved beyond listings to offer virtual tours, user reviews, and rich data, empowering buyers and sellers with greater access and insight.

PropTech 3.0

PropTech 3.0 marks a tech-driven era in Indian real estate, accelerated by the Covid-19 pandemic and powered by Artificial Intelligence (AI), Augmented Reality/Virtual Reality (AR/VR), the Internet of Things (IoT) and data analytics. The focus has shifted toward smart homes, sustainability, and seamless digital experiences, with developers and buyers increasingly adopting digital platforms.

In today's high-capital, high-expectation landscape, PropTech has moved beyond being an emerging trend to become a strategic imperative, positioned to Shape the next chapter of value creation in India's real estate sector.

Key Drivers Shaping the Next Wave of PropTech Innovation

- 

Urbanization and Demand for Affordable Rentals

Rapid urbanization and rising living costs are fueling the demand for flexible rental options such as student housing, co-living, and family rentals. PropTech platforms are stepping in to offer greater affordability, convenience, and choice to the consumers in the rental market.
- 

Digital Transformation of RealEstate

Once characterized by fragmentation and limited transparency, the real estate sector is now adopting digital solutions that drive both clarity and operational efficiency. Virtual tours, digital leasing, and online property management are transforming transaction processes, catering to the expectations of today's digitally empowered buyers and tenants.
- 

Rise of Alternative Investments

The popularity of real estate as an asset class is growing, with innovations like SM-REITs and digital lending platforms broadening access for both retail and institutional investors, enabling participation without the need for direct property ownership.
- 

Regulatory Push for Digitization

Government initiatives like Digital India and RERA are accelerating the sector's digital transformation. These reforms not only enhance transparency but also foster deeper collaboration between PropTech innovators and traditional real estate enterprises.
- 

Shift to Digital-First Consumer Expectations

Modern consumers now demand frictionless digital interactions at every stage of the journey: from property discovery to post-sales engagement. This is driving PropTech companies to embed advanced technologies such as AI, machine learning, and blockchain throughout the real estate value chain.



RENTAL

India's Residential Rental Market

A Massive Demand-Supply Mismatch

India's urban rental housing segment is witnessing surging demand, driven by three key consumer groups:



40 lakhs

Non-domicile students enrolled in higher education institutions across urban centers, residing in rented accommodations



60 lakhs

Young professionals are employed across nine major corporate sectors, primarily living in shared rented accommodations



1 crore

Young families in urban households that depend on private rental housing in cities

A Major Supply Gap

Demand



2 crore

Rental units across co-living and family accommodations

Gap



25x

Demand-supply mismatch in organized rental housing

Organized Supply



Only 8 lakhs

Units are available in organised supply

Top cities by demand



Mumbai



Pune



Bangalore



Delhi NCR



Hyderabad

Aurum's Positioning

Aurum PropTech's rental portfolio is unlocking the vast potential of India's rental housing market by leveraging technology to formalize and standardize the living experience across high-demand urban segments such as student housing, co-living for young professionals, and family rentals. Through its platforms, HelloWorld and NestAway, the Company offers smarter property discovery, seamless tenant onboarding, and professional property management, addressing critical gaps of transparency, convenience, and trust. By digitizing the rental value chain and deploying scalable, process-driven systems, Aurum PropTech enhances quality of life for residents, ensures efficiency for owners, and sets new benchmarks for organized rental housing in India's fast-growing market.





DISTRIBUTION

India's Real Estate Distribution Market

A Multi-billion Dollar Opportunity

India's residential real estate market is at an inflection point, grappling with a widening demand-supply gap amid rapid urban expansion. With millions of new homebuyers entering the market and developers struggling to reach them efficiently, PropTech is positioned as the critical enabler for delivering scale, speed, and trust in real estate distribution. Aurum PropTech is strategically placed to drive this digital transformation.

The Scale of the Opportunity

India's accelerating housing demand is constrained by inefficiencies in connecting qualified buyers with the right projects at scale, creating a clear opportunity for technology-driven distribution models. By digitizing the broker network, empowering developers with advanced sales and marketing tools, and streamlining unified transaction workflows, PropTech players can enhance discovery, personalization, and transparency across the sales lifecycle. With rising digital adoption among homebuyers, these solutions not only build trust and improve efficiency but also capture significant value by delivering a faster, seamless, and reliable purchase experience.



₹ 4,00,000 crore+

Annual Value of Homes Purchased



78 million

Homes Needed in Urban India from 2024 to 2034



4,80,000+

Annual Housing Sales in Top 8 Cities



90,000+

RERA Registered Channel Partners



43,000+

RERA-Registered Developers



20,000+

RERA Registered Active Projects

A Massive, Fragmented Ecosystem

Despite the size, the ecosystem is highly fragmented, with developers still dependent on conventional intermediaries and siloed marketing channels. This lack of integration limits market visibility, delays conversion cycles, and results in an inconsistent experience for buyers.

Digitizing Real Estate Marketing

Real estate marketing is undergoing a decisive shift from intuition-driven approaches to intelligence-led strategies. Traditional methods like broker surveys, outdoor media, and listing portals are giving way to data-powered, technology-enabled platforms that enable precise targeting, automated campaign execution, and real-time performance analytics. By digitizing the distribution value chain from launch to lead generation to closure, PropTech solutions empower developers to expand market reach, control acquisition costs, and deliver personalized experiences to today's digitally savvy homebuyers.

A ₹39,000 crore Opportunity

Annual spending on real estate distribution underscores the scale of efficiency:



₹1,000 crore

On Aggregator Websites



₹4,000 crore

On Social Media



₹34,000 crore

On Channel Sales



Aurum's Positioning

Aurum PropTech is strategically positioned to lead the transformation of real estate distribution by digitizing and standardizing the entire value chain. By institutionalizing developer go-to-market strategies, digitizing fragmented channel partner networks, and leveraging data to drive smarter buyer engagement, the Company bridges the persistent gap between supply and demand in the industry.

Central to this transformation are **Aurum Analytica**-a cutting-edge, AI and data science-driven platform delivering advanced performance marketing, predictive audience targeting, and agent engagement solutions-and **Sell.Do**-India's largest real estate-specific CRM, enabling marketing automation, sales acceleration,

and post-sales management on a single platform. Together, these platforms empower developers, channel partners, and brokers with actionable insights, seamless workflows, and measurable results at scale.

Through its platform-centric approach, Aurum PropTech delivers both enterprise efficiency and consumer delight, unlocking new levels of scalability, transparency, and speed. As the future of real estate sales moves decisively toward PropTech-powered distribution, Aurum PropTech is uniquely equipped to capture this accelerating shift and create long-term value across the ecosystem.



CAPITAL

India Real Estate Capital Market

Unlocking the Power of Small and Medium Real Estate Investments

India's real estate investment landscape is undergoing a structural shift, driven by rising demand for transparency, accessibility, and portfolio diversification. At the heart of this transformation are Small and Medium Real Estate Investment Trusts (SM-REITs), a SEBI-regulated vehicle that broadens access to premium commercial real estate. These digital-first platforms enable both retail and institutional investors to participate in income-generating assets through fractional ownership, offering the dual benefits of rental yield and capital appreciation within a professionally managed, transparent structure.



Capital Pooling

- Investors pool funds into an SM-REIT



Scheme Creation

- SM-REIT launches multiple schemes
- Each scheme is linked to a specific SPV holding commercial real estate assets



Asset Management

- Properties are leased to generate rental yield
- Over time, assets appreciate in value (capital gains)



Returns to Investors

- Regular payouts through rent
- Value unlocking through appreciation



Who's Investing?

300 Family Offices

Average AUM: USD 100 million

₹561 billion+

Net inflows from individual investors

The SM-REIT Opportunity

₹50,000 crore+

Estimated SM-REITable commercial supply by FY 2026 across India

Rising Institutional Interest

Increasing participation from wealth managers, HNIs, and global investors

Infrastructure-Led Growth

Emerging cities and new economy assets like co-working, warehousing, and Grade-A office spaces are expanding the investible universe

Aurum's Positioning

Aurum PropTech has established a dedicated capital vertical that harnesses technology to create next-generation investment platforms for the real estate sector. Through Integrow Asset Management, which holds AIF licenses across both residential and commercial segments, the Company is reshaping how capital is raised, structured, and deployed in the industry. Under the Integrow banner, the Company has

launched technology-enabled AIFs with scalable unit economics, while platforms such as KuberX are advancing asset digitization and data-driven underwriting to improve capital efficiency. AMSA received official registration from SEBI for its Small and Medium Real Estate Investment Trust (SM REIT), named AMSA SM REIT.

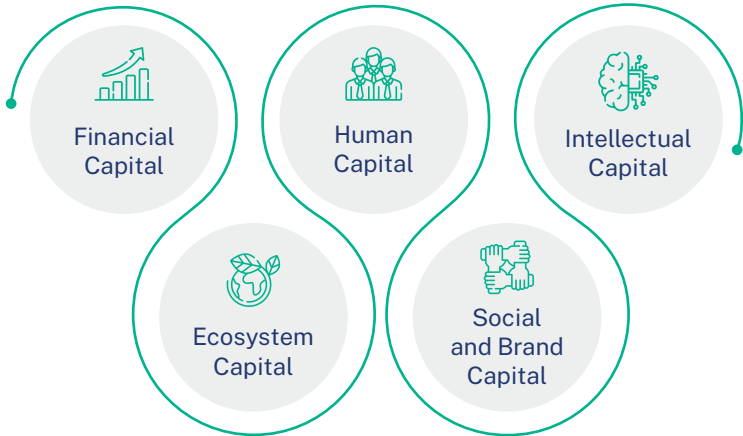


GRC FRAMEWORK

Governance Risk and Compliance (GRC) Framework



The GRC framework is grounded in industry-leading standards and guided by dedicated leaders overseeing key focus areas. This structured approach enables effective oversight of financial, human, environmental, and social capital. Regular reviews by the Board ensure governance practices remain aligned with long-term value creation objectives, supporting financial integrity, developing talent, advancing sustainability, and strengthening stakeholder confidence. By embedding GRC principles across operations, the Company cultivates a culture of accountability, resilience, and ethical growth.



INTELLECTUAL CAPITAL

Aurum PropTech's intellectual capital lies in its capability to design, develop, and deploy technology solutions that digitize and unify every touchpoint across the real estate rental value chain. From tenant discovery to rent collection, from customer management to sales enablement, the Company's platforms are built to provide seamless, scalable, and intelligence-driven experiences for all stakeholders in the ecosystem.

Proprietary Digital Ecosystem:

At the heart of the Company's technology stack is its Tenant Discovery Platform, complemented by a suite of mobile applications designed to streamline the rental journey for tenants. These tools allow users to search properties, initiate move-in and move-out processes, pay rent, and access value-added services. The platform currently hosts over 9,00,000 active tenant searches, manages a pipeline of more than 1,10,000 prospective tenants, and processes rent payments exceeding ₹115+ crore.

Role-Specific Tools for Stakeholders:

Aurum PropTech has developed targeted applications to serve the unique needs of each stakeholder group:

- ▶ The Property Manager App enables efficient customer servicing, rent collection, service request resolution, and building expense management and is currently leveraged by over 37,500 users.
- ▶ A web-based dashboard for property owners facilitates property listing, tenant discovery, rent share collection, and access to real-time analytics.
- ▶ Sales and broker management platforms aggregate broker networks, automate transaction management, and streamline incentive payments.

Data Intelligence and Analytics:

The Company's web-based dashboards leverage advanced analytics to define consumer profiles, monitor behavioral patterns, and enable precision-

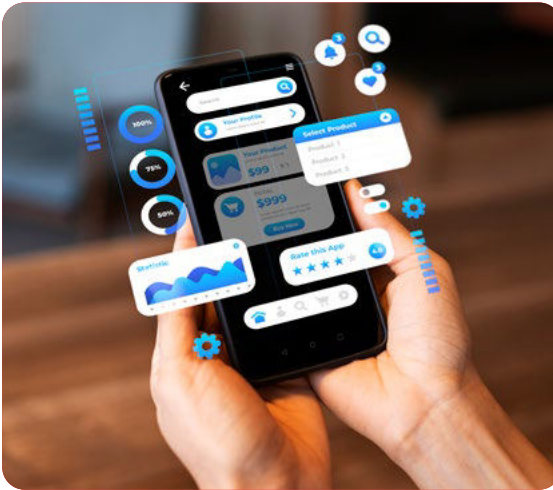
targeted engagement. These tools support smarter decision-making, generate qualified leads, and strengthen both customer acquisition and retention.

Marketing and Sales Automation:

Aurum PropTech's marketing and sales engines, accessible via both mobile and web, enable end-to-end customer lifecycle management. These platforms automate service requests, revenue collections, and customer support workflows, enhancing operational efficiency and minimizing manual dependencies.

Scalable and Secure Architecture:

All platforms are built on scalable, cloud-native infrastructure with an API-first approach, ensuring speed, reliability, and data security. This architecture allows the Company to rapidly onboard users, scale into new markets, and adapt to evolving requirements without operational disruption.





HUMAN CAPITAL

At Aurum PropTech, people remain at the core of the Company’s transformation journey. In 2024-25, revenue per employee increased to ₹42 lakhs, compared to ₹29 lakhs in the prior year, underscoring the organization’s heightened emphasis on productivity and performance. With AI-led productization initiatives underway, the Company projects a further 15-20% improvement in this metric for 2025-26, reinforcing its belief in technology as a powerful force multiplier for human capital.

The Company’s hiring strategy continues to be highly targeted, with expansion limited to mission-critical areas such as product development and data science. Operations and support functions remain agile and lean, ensuring an optimal balance between efficiency and innovation. To strengthen the link between performance and results, variable pay structures have been introduced across business units, rewarding measurable impact and fostering a culture anchored in accountability and excellence.

686

Talent Pool Across Clusters

6

Key Functions

₹ 42 lakhs

Revenue per Employee

Talent Pool Across Clusters (in %)

55%

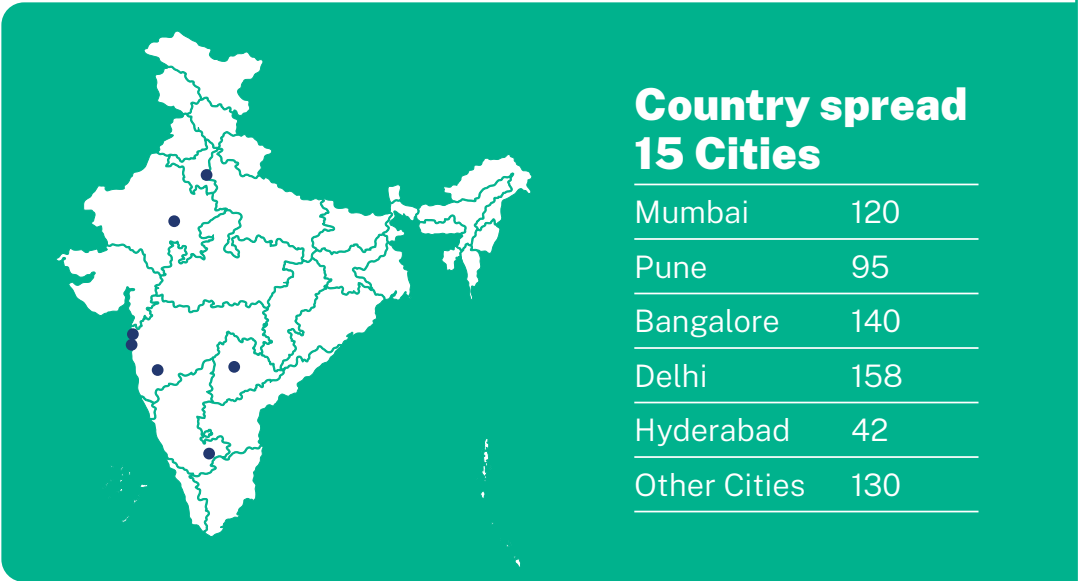
Rental

33%

Distribution

12%

Capital



SOCIAL AND BRAND CAPITAL

Aurum PropTech’s social and brand capital rests on the pillars of trust, inclusivity, and responsible innovation. The Company engages meaningfully with communities through initiatives focused on education, digital empowerment, and urban development. For its customers, the Company delivers credible, design-led solutions that enhance both user experiences and business outcomes. Through transparent communication and consistent execution, the Company has strengthened shareholder confidence and built deeper investor trust. Across its value chain, including partners, suppliers, and collaborators, Aurum PropTech cultivates a culture of integrity and shared purpose. Together, its social impact and brand equity serve to reinforce stakeholder relationships and drive sustainable, long-term value creation.





ECOSYSTEM CAPITAL

The Company's Integrated PropTech Ecosystem is a cohesive synergy of Technology, Capital, Services, and Data, working in harmony to deliver seamless, scalable, and intelligent solutions.




Growth Capital


Strategic Oversight


Governance & Risk


Branding

Shared Services


Finance & Accounting


Legal & Compliance


HR: Policies

Aurum's Ecosystem Collaboration


Customer & Product


Data as a Strategy


Learning & Development


Talent Recognition


Customer & GTM


Product


Technology & Engineering

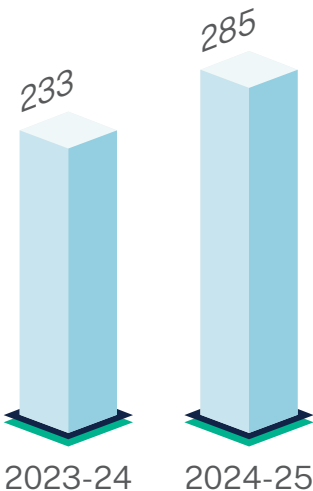

Business Operations


HR: Culture & Processes

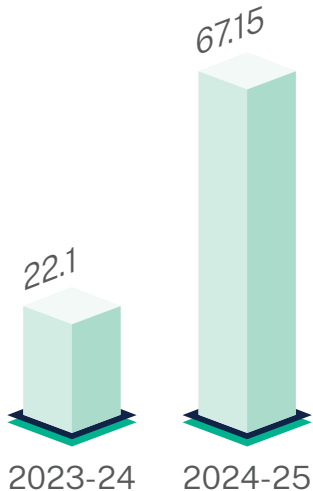


FINANCIAL CAPITAL

Total Income (in ₹ crore)



EBITDA (in ₹ crore)



Aurum PropTech's business has demonstrated improving Expense to Total Income Ratios year-on-year.

17%

YoY improvement of PBT margin

15%

YoY improvement of EBITDA margin

12%

Improvement of Adjusted EBITDA margin



Powering India's Only Integrated PropTech Ecosystem

Aurum PropTech is building India's only fully integrated PropTech ecosystem, that brings together technology, capital, data, and services across the real estate value chain. Its differentiation lies in the ability to serve diverse stakeholder groups, including tenants, landlords, developers, and institutions, through interconnected platforms spanning rental housing, co-living, property management, analytics, and capital solutions. Each business vertical complements the other, creating synergies that improve speed, transparency, and outcomes for all participants.

Rather than treating consumer, business, and institutional segments as separate tracks, Aurum brings them into a single, cohesive framework, enabling seamless flow of information, service delivery, and decision-making. In doing so, the Company is not only adapting to the evolving dynamics of real estate but also shaping its future through a model that is scalable, data-driven, and operationally efficient.







HELLOWORLD TECHNOLOGIES (INDIA) PRIVATE LIMITED

Hello World Technologies, a key entity within Aurum’s PropTech ecosystem, offers tech-enabled co-living solutions for students and young professionals. With a focus on community living and convenience, it is redefining urban housing for the next generation. Its digital-first approach delivers seamless property discovery, tenant onboarding, and end-to-end property management.



Key Highlights of FY 2024-25

- Achieved revenue of ₹114 crore (pre-Ind AS), reflecting a 16% YoY growth.
- Expanded presence with launches in Ahmedabad, Chennai, and Goa. Introduced a Short Stays offering in Bangalore.
- Attained operational profitability in 11 out of 14 cities.
- Set new benchmarks in customer experience, hosting over 100 community events with consistently high ratings of 4.5 stars and above.
- Scaled operations to 17,700 managed live units, with an average occupancy of 71%.



Key Differentiators/ Offerings

Flexibility of Stay - With a minimal lock-in period and the option to stay for as little as one month, we cater to the dynamic needs of students and young professionals who often require short-term, flexible housing solutions.

Transparent & Hassle - Free Experience - Residents enjoy a seamless onboarding process with zero brokerage, no hidden charges, and only one month’s rent as a security deposit, making our offering both affordable and trustworthy.

Trusted Co-Living Ecosystem - As the second-largest player in the student and co-living sector, we provide access to quality accommodations across top-tier Indian cities, ensuring convenience, comfort, and a sense of community for over 6 million potential residents.



Key Developments

- Scaled operations to 230 properties across 17 cities.
- Built a strong nationwide presence in student and co-living spaces.
- Achieved 120% growth in Short Stay revenue, increasing Monthly Recurring Revenue (MRR) from ₹16 lakhs to ₹40 lakhs.
- Technology-led solutions-such as the Owner Dashboard, ShortStay Management System, HelloWorld Desk, Customer Support & Feedback Rating System, Asset Management Tools, and an AI-powered chatbot-enable seamless operations and an exceptional resident experience.





NESTAWAY TECHNOLOGIES PRIVATE LIMITED

NestAway is India’s leading home rental platform, providing well-maintained, affordable residences in prime urban neighborhoods. It stands out for delivering a smooth, end-to-end experience for both tenants and property owners. For tenants, NestAway offers a stress-free journey from quick onboarding to seamless move-out, along with benefits like instant move-ins, full privacy, low security deposits, and zero brokerage. Homeowners benefit from a full spectrum of services, including property onboarding, professional management, and streamlined rent collection. With its tech-enabled approach and customer-first philosophy, NestAway is redefining rental living, placing convenience, comfort, and trust at the forefront.



Key Highlights of FY 2024-25

- Reported revenue of ₹39 crore, registering 19% YoY growth compared to the previous financial year.
- Net loss margin improved significantly, narrowing from 57% to 28% YoY.
- Customer satisfaction scores rose from 4.1 to 4.4 across major platforms, reflecting a stronger user experience.
- In Secondary Sales, over 300 homes were acquired and listed across our website and key platforms (Housing.com, 99 acres, etc.); successfully closed 5 deals to date, while actively building a differentiated USP in the resale market.
- Expanded operations to 14,160 managed units, with an average occupancy of 71%.



Key Developments

Our focus on the secondary sale of residential properties, enable homeowners and investors to buy and sell with greater transparency and speed. This is powered by our in-house technology platform, which streamlines listings, buyer discovery, and transaction management. Together, these initiatives strengthen our market presence and create additional value for customers and partners.

- Launched a Dedicated Owner App with dashboards, rental statements, and service management.
- Introduced a Resale Platform to boost secondary sales and transaction efficiency.
- Built a Blogging CRM and Dynamic Webpage for stronger content and SEO.
- Implemented AI-Driven Search with advanced recommendation and distance-based features.
- Deployed a Resale CRM to streamline property onboarding and lead management.



Key Differentiators/ Offerings

Scalable, Recurring Revenue Model - With a SaaS-like structure, our annuity-based cashflows from recurring monthly commissions ensure predictable, high-margin revenues without any minimum guaranteed obligations.

Exclusive, Sticky Ecosystem - Access to exclusive inventory, coupled with high tenant and owner stickiness, strengthens long-term relationships and builds a defensible market position while eliminating occupancy risks.

Unique Resale Potential - Beyond property management, we are uniquely positioned to unlock additional value by facilitating resale of homes under management, creating a dual advantage of steady cashflow and transactional upside.







MONK TECH LABS PTE LIMITED

Monk Tech Labs enables real estate businesses to effectively monetize, manage, and maintain their rental portfolios through cutting-edge technology platforms. Its primary revenue stream comes from software license sales, supplemented by value-added services like implementation and customisation.



Key Highlights of FY 2024-25

- ▶ Launched our early suite of AI products including customer support agent (for internal products) and started building our external AI products (Whatsapp agent AI launching in FY 2025-26).
- ▶ Reduced cost base significantly and eliminated discretionary expenditures.
- ▶ EBITDA Margin remained constant at (-) 30%.



Key Differentiators/Offerings

It was a transformational year for the business which was led by our new brand - MonkSpaces.Ai. It signalled our intent to serve every asset class in the real estate industry, as well as our focus on Artificial Intelligence.

The business moved towards profitability with growth in KPIs across all our domains.



Key Developments

Strategic Advantages and Competitive Strengths

- ▶ Early mover in the Real Estate SaaS industry for Asia.
- ▶ Customers include some of Asia's leading real estate owners and property managers.
- ▶ Well acknowledged product capabilities with high levels of usage.
- ▶ Product offerings are ready for multiple segments in the industry including coliving, serviced apartments, coworking, offices, shopping malls, and more.
- ▶ Founders with 18 years of combined experience in PropTech.













AURUM ANALYTICA PRIVATE LIMITED

Aurum Analytica delivers intelligent, end-to-end solutions purpose-built for the real estate lifecycle, powered by advanced data science and next-generation technology. By harnessing the potential of AI and machine learning, it provides high-impact, future-ready tools that enable smarter, faster decision-making. Its analytics platform integrates deep market and operational insights with automation, allowing for precise monitoring of key performance indicators and detailed evaluation of operational efficiency and effectiveness.



Key Highlights of FY 2024-25

- ▶ Reported revenue of ₹44.56 crore, almost doubling from ₹22.77 crore in FY 2023-24, marking 96% YoY growth.
- ▶ Leads sold grew 102% YoY, reflecting strong traction in sales and operations.
- ▶ Active clients increased by over 60% YoY, while projects signed recorded 67% YoY growth.



Key Developments

Geographic Expansion: Expanded footprint into four new geographies - Hyderabad, Ahmedabad, Kolkata, and Lucknow.

Strategic Wins & Client Growth: Added several prominent clients during the year, including Alphacorp, Evos Group, 4S, Birla Estate, Rustomjee, Adani Realty, and ASBL, among others. Successfully closed multiple high-value deals exceeding ₹1 crore each with leading developers, further strengthening our industry position.

Product & Platform Enhancements: Released DataAsInsights for marketing and sales. Launched Data Lake v2.0 and Site Visit Digitization v2.0.

Segment Strength & Positioning: Secured a strong share of builder partnerships across leading portals such as Magicbricks, 99acres, and Housing.com. Gained strong traction in the luxury and ultra-luxury real estate segments, powered by our advanced data analytics platform.



Key Differentiators/Offerings

AUTOMATE LEADS

This AI-powered capability enhances lead generation by delivering highly targeted audience recommendations through predictive analytics. Leveraging advanced machine learning, it analyses a vast set of proprietary data points to identify lookalike audiences, enabling businesses to focus on high-potential leads and optimize sales funnel performance.

AGENT CONNECT

A streamlined platform designed for real estate stakeholders, it provides verified users with privileged access to data on registered agents within defined geographic markets. The solution simplifies agent discovery while enhancing local market intelligence for both developers and brokers.

CX SUITE

A custom-developed solution that digitizes site visits, removing the need for manual documentation and boosting on-site efficiency. Fully integrated with existing CRMs, it also features a robust inventory management module, ensuring seamless data synchronization and comprehensive tracking of customer interactions.





K2V2 TECHNOLOGIES PRIVATE LIMITED

Sell.do is India's most trusted and comprehensive end-to-end real estate CRM, designed to transform how developers and brokers manage customer relationships. By seamlessly integrating marketing, sales, and customer service into a single intuitive platform, it empowers over 1,000+ real estate brands to deliver personalized, data-driven experiences, automate workflows, and maximize ROI from every lead-setting new benchmarks for innovation, efficiency, and growth in the sector.



Strategic Realignment

The strategic realignment sharpened the Company's focus on its core technology business by exiting service-led ventures such as BeyondWalls and Kylas, while consolidating around its flagship product, Sell.do. This restructuring has created a stronger foundation built on quality revenue streams, improved profitability, disciplined cash flow management, and clear scalability potential. Enhanced revenue collections have further optimized the working capital cycle, strengthened free cash flow visibility, and enabled a self-sustaining growth model. In addition, the realignment has boosted operational efficiency, reflected in a healthier resource-to-revenue ratio and a 1.6x increase in technology-focused talent, positioning K2V2 for sustainable, innovation-led growth.



Key Highlights of FY 2024-25

- Sustained Growth & Profitability:** Achieved ₹17 crore Sell.Do revenue; profitable year with strong EBITDA margins (22-24% overall). Generated ₹2 crore free cash flow due to sale of Kylas and BeyondWalls.
- Sales Momentum:** Delivered consistent QoQ growth, with ₹1.5 crore new sales in Q4 (+30% QoQ) and successful expansion across key metro markets-Mumbai, Bengaluru, Chennai, and Pune.
- Product Innovation:** Introduced advanced dashboards, marketing ROI reports, booking flow upgrades, ISO-27001 security, and AI-powered tools (chat, NLP reporting, lead scoring, transcription/translation, AI email composer).
- Brand & Partnerships:** Scaled monthly demos from 90 to 550 with 4x ROAS; built partnerships with RealtyNA, Tevatel, and mCube; and won multiple awards, including Realty+ 40 Under 40 and Brand of the Year.
- Customer Success:** Secured ₹11.14 crore in customer upgrades, retained large enterprise clients, and delivered digital transformation projects such as eKYC and SAP integration.
- Operational Excellence:** Completed exit from BeyondWalls and Kylas, reduced burn pre-sale, optimized vendor management, and launched tech upgrades with Flutter mobile and AI.



Key Differentiators/Offerings

- Domain Expertise:** Deep focus on real estate SaaS gives sharper product-market fit compared to horizontal CRMs.
- Product Differentiation:** Strong post-sales & inventory modules (rare in competitors) + AI-driven call & WhatsApp automation.
- Customer Stickiness:** High upgrade momentum, low churn esp. in Enterprise.
- Technology Edge:** Salesforce-style reporting, security certifications, and scalable infrastructure.



INTEGROW ASSET MANAGEMENT PRIVATE LIMITED

Integrow Asset Management provides forward-looking, technology-driven investment solutions spanning institutional-grade residential and commercial real estate. With a strong foundation in legal and financial expertise, the platform adopts a disciplined, risk-managed approach to ensure timely, successful project execution. Every investment is guided by strategic foresight and a focus on long-term value creation, aiming to deliver consistent, high-quality returns for stakeholders while promoting sustainable growth in the real estate sector. Provide capital as a service for various domains of real estate like residential, commercial, co-living, and commercial by creating financial products suitable for investors.



Key Highlights of FY 2024-25

- Successfully achieved the final close of Integrow's inaugural residential-focused Alternative Investment Fund (AIF) with a total size of ₹ 234.50 crore.
- Entered the real estate wealth management space by establishing a wholly owned subsidiary, Integrow Wealth Management Private Limited.
- Introduced new products aimed at facilitating wealth creation by transforming real assets namely 'AMP Alpha'.
- Applied for and subsequently secured approval for an AIF with a corpus of ₹ 1,500 crore, dedicated to the acquisition of land and the development of residential projects.
- Initiated the development of our first real estate-focused wallet.
- Partnered with two national distributors, leveraging their combined AUM of over ₹ 1 lakh crore to accelerate capital raising for our AIF products.
- Raised funds through issuance/ conversion of OCDs ₹ 30 crore, to strengthen financial position.
- Maintained a strong pipeline of deals exceeding ₹ 5,000 crore.



Key Differentiators/Offerings

- Ecosystem:** Access to a holistic real estate ecosystem spanning planning, execution, and sales, seamlessly integrated with cutting-edge PropTech solutions.
- Processes:** Robust processes, powered by the right people and technology, eliminate executive bias and enable objective, data-driven investment decisions.
- Technology:** Advanced analytics form the core of our business, driving faster, smarter decisions with a strong focus on risk mitigation, security, and enhancing 'Exit Path Attributes' to generate consistent alpha.
- Focus:** A dedicated focus on the real estate sector, covering every dimension of wealth creation within it.
- Business Diversification:** A diversified financial services platform combining Alternative Investment Funds, Wealth Management, and Capital Solutions to deliver comprehensive end-to-end offerings, deepen client engagement, and sustain leadership in India's alternative investment and real estate finance markets.







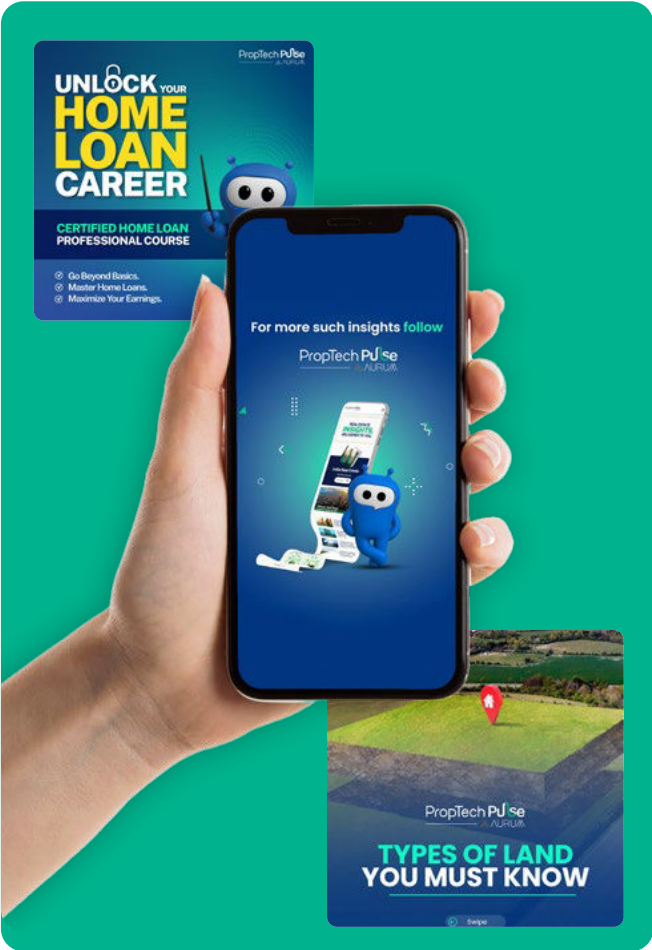
PROPTECH PULSE

PropTech Pulse aspire to be India’s leading knowledge and lead-generation hub for the real estate and PropTech ecosystem, seamlessly bridging the gap between industry insights, services, and technology-driven solutions for all stakeholders. We provide credible, data-backed, and actionable real estate intelligence, connect users with trusted service partners, and promote the adoption of PropTech innovations through engaging content, intuitive tools, and professional certifications.



Key Highlights of FY 2024-25

- Events Vertical:** Over 50 events listed, gaining strong traction from PropTech stakeholders.
- Certifications:** First real estate-focused certification launched in partnership with Udemy; new high-demand courses identified (AI in RealEstate, Digital Marketing, Fractional Ownership).
- Services Marketplace:** Partnerships with Livspace and KuberX integrated; onboarding of additional service categories underway.
- Content Expansion:** Introduction of new formats (newsletters, carousels) has driven record engagement, with newsletter audience at an all-time high.
- Brand Mascot:** “Pexo” launched to power creative audience engagement campaigns.
- Loyalty Program:** Design phase completed; rollout planned to strengthen user retention.
- Digital Reach:** Achieved 2M+ monthly impressions and a remarkable 7,000% increase in social media impressions.



Key Differentiators/Offerings

- Content + Services Integration:** Unique mix of industry insights, tools, and direct service lead-generation
- Niche Focus:** Sole focus on real estate and PropTech verticals with tailored audience targeting
- SEO Authority:** Established organic reach through in-house SEO & programmatic scaling
- B2B & B2C Audience Reach:** Engages homebuyers, investors, and service providers alike



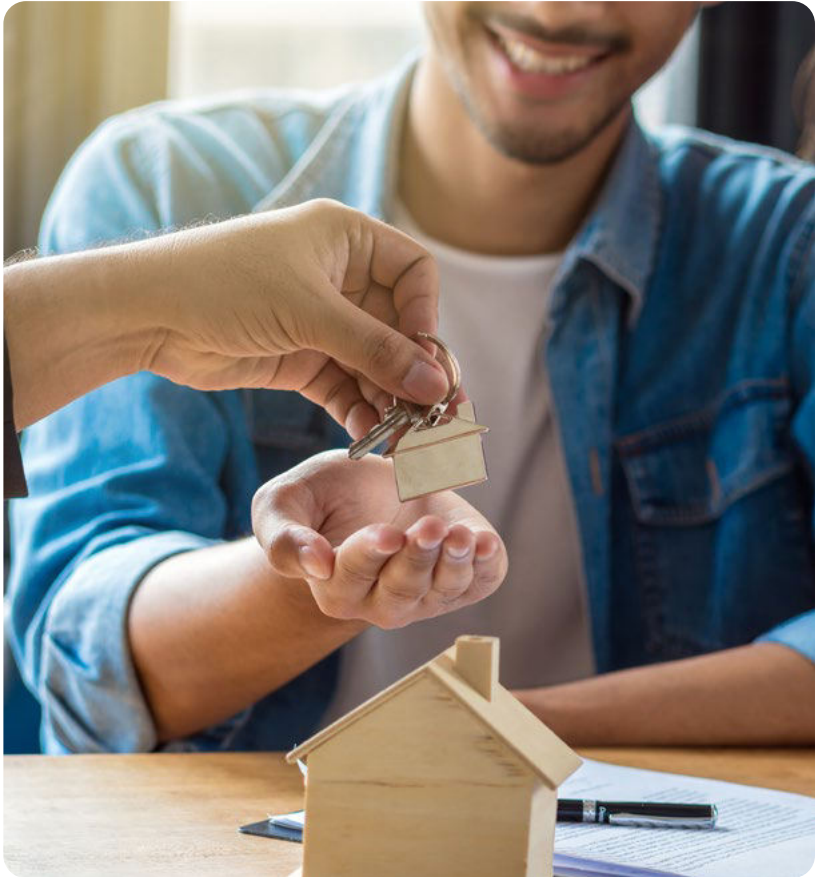
AURUM KUBERX

Aurum KuberX is a next-generation home loan aggregation and SaaS platform that empowers real estate buyers to effortlessly search and apply for home loans. It aims to transform the home financing experience with a digital-first, integrated approach.



Key Highlights of FY 2024-25

- ▶ Crossed 1,000+ app downloads and 500+ connectors onboarded.
- ▶ Achieved ₹150 crore+ disbursements and sourced ₹50 crore+ leads via the app.
- ▶ Onboarded 10+ leading real estate developers.
- ▶ Launched AI-powered bank recommendation system.
- ▶ Rolled out major product upgrades: loan calculators, document upload, rewards & referrals, MIS reporting.
- ▶ Built a dedicated user support desk with in-app help and rapid resolution.
- ▶ Introduced the KuberX WhatsApp Community for networking and updates.



Key Differentiators/Offerings

- AI-Driven Bank Matching:** Smart recommendations to improve approval rates.
- Comprehensive Loan Suite:** Home, Business, Personal, LAP, Balance Transfer, and Top-Up loans.
- Connector-Centric Model:** Attractive incentives (up to ₹80K/lead) with referral rewards.
- Seamless User Experience:** Simple registration, 3-step lead submission, and fast DigiLocker-based KYC.
- Transparency & Control:** Real-time tracking, MIS reports, and commission dashboards.
- Strong Banking Network:** 30+ partner banks onboarded.
- Regional Accessibility:** Multilingual support in English, Hindi, and Marathi.



AURUM नीव

Strengthening Communities, Elevating Lives.



At Aurum PropTech, our commitment to sustainability and social responsibility is not merely a philosophy, it is a way of life. Through a diverse portfolio of purpose-driven initiatives, we strive to create meaningful, measurable impact across communities and the environment.

One such initiative is Aurum नीव, our dedicated platform for driving incremental yet impactful social transformation. We believe that true growth lies in helping others grow. This belief is the foundation of IKIGAI, our flagship social impact program, which blends financial contributions with active human engagement at the grassroots level to uplift marginalized communities.



Beti Bachao Beti Padhao

1 Digital classroom funded
380+ Girls education years provided



Nutritious Meals

97,100+ meals served & 25 insulated food containers contributed



Animal Haven

78 cattle adopted



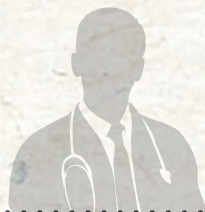
Safe Man-Hours

600+ workers upskilled
21+ million safe man-hours contributed



Medical Interventions

22,000+ interventions provided



Tree Plantation

20,200 trees planted





Anchored in six core pillars - girls' education, nutritious meals, medical interventions, tree plantation, safe man hours and animal haven, each reflects our continuous commitment to social equity and environmental stewardship. These pillars represent the foundation of a healthier, more inclusive, and sustainable future, one we are proud to help build every day.

AURUM नींव SEVA FORTNIGHT (ANSF)

At Aurum, we are committed to redefining our approach through passion and diligence, which are the cornerstones of our identity. Over the years, we have consistently provided financial support to causes that resonate deeply with us. The remarkable success of the first two Aurum नींव Seva Fortnights is a testament to our team's continued dedication and enthusiasm. These events were not only fulfilling but also enriched our collective spirit. The 3rd Aurum नींव Seva Fortnight, from September 17 to October 2, 2024, marked another significant step forward, enhancing our impact and setting even more ambitious goals for the future. With this initiative, we continue to transform our commitment into meaningful action within the communities we serve.

Now an annual tradition, the Aurum नींव Seva Fortnight empowers our team to give back in innovative, heartfelt, and impactful ways-making a difference, one step at a time.

3rd
Fortnight

875+
Members

2,600+
Man-hours as a team



GIRLS' EDUCATION

Giving wings to their dreams



ANSF 2024

- **381** Girls education years provided
- **1** Digital classroom funded
- **1,000** Educational kits distributed
- **1 UV+UF** Water Filter
- **'Blow the whistle, Break the silence'** campaign to create awareness among kids

Cumulative till July 2025

- **480+** Girls education years
- **4** Digital Classroom
- **2,900+** Educational kits
- **1 UV+UF** Water Filter

Target by 2027

- **8,000 Girls** education years

Inspired by the spirit of the government's 'Beti Bachao, Beti Padhao' campaign, Aurum PropTech is committed to empowering underprivileged girls through education. The Company's initiatives aim to strengthen educational infrastructure and create meaningful learning opportunities, enabling young girls to pursue their aspirations and build a better tomorrow.



NUTRITIOUS MEALS

Reducing Malnourishment



ANSF 2024

- **97,100** Nutritious Meals distributed
- **25** Insulated food containers

Cumulative till July 2025

- **4,55,400+** Nutritious Meals distributed
- **25** Insulated food containers
- **1** Food Delivery Van to Roti Bank

Target by 2027

- **15,00,000** Nutritious Meals to be distributed

Hunger and malnutrition remain significant barriers to sustainable community development. At Aurum PropTech, we take immense pride in our unwavering commitment to this cause. Through meaningful partnerships with organizations such as Roti Bank, Girija Welfare Association (Kharghar), Jeevan Sach Social Development Foundation (Kharghar), and Saint Shri Sainath School (Airoli) in collaboration with the Annamrita Foundation, we have had the privilege of serving diverse communities. These collaborations have enabled us to create a tangible, positive impact in the lives of those we serve, reinforcing our belief that access to nutrition is a fundamental right and a catalyst for lasting social change.



MEDICAL INTERVENTIONS

Prioritizing good health



ANSF 2024

- 22,190+ People benefited

Cumulative till July 2025

- 34,300+ Medical Interventions
- 1 Life Saving Ventilator
- 1 Safety Ambulance

Target by 2027

- 1,00,000 Medical Intervention

At Aurum PropTech, the well-being of our members and the broader community remains our highest priority. Through our Medical Interventions initiatives, we reaffirm our steadfast commitment to enhancing health infrastructure, with a focused emphasis on marginalized communities. By expanding our outreach and providing dedicated support, we strive to create meaningful and lasting improvements in health outcomes.

Key Contributions

- Provided 50 boxes of medicines, benefiting 8,750 people across 3 villages through the Gram Aarogya Rakshak Prakalp.
- Donated 20 medical beds and equipment to the Rupvan Foundation (NGO) in New Panvel.
- Delivered prescribed medical supplements to 13,000 mothers, expectant mothers, and children as part of the Basti Parivartan Yojana through the Mata Bala Arogya Ahaar Prakalp of RSS Jan Kalyan Samiti.
- Facilitated dialysis procedures to support 420 patients at RSS Janakalyan Samiti's Dr. Prabhakar Patvardhan Hospital, Panvel.



TREE PLANTATION

Planting hope for the future



ANSF 2024

- 20,200 Trees Planted

Cumulative till July 2025

- 92,600 Trees

Target by 2027

- 5,00,000 Trees

Environmental conservation and the preservation of ecological balance are imperative priorities in today's world. In alignment with this vision, we have launched a strategic initiative on the Aurum campus to plant carefully selected tree species known for their superior oxygen-producing properties. This initiative not only contributes to environmental protection and sustainability but also serves to raise awareness among our young staff members about the importance of ecological stewardship. We actively encourage our guests, staff members, and stakeholders to participate by adopting a tree. Each adopted tree is tagged with a unique QR code, allowing adopters to monitor its health and growth through regular updates. Our dedicated team ensures ongoing care for every tree throughout its lifespan, reinforcing our collective responsibility towards building a greener, healthier future.



SAFE MAN HOURS

Stay Safe. Stay Responsible.



ANSF 2024

- 600+ workers benefited through training and welfare initiatives

Cumulative till July 2025

- 24+ Million safe Man-Hours

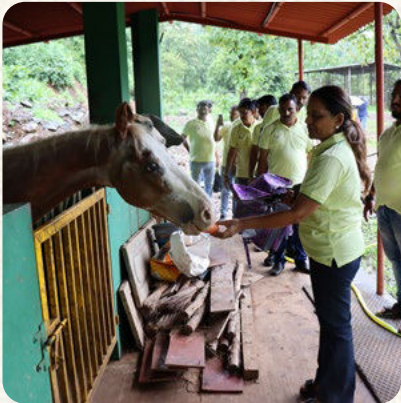
Target by 2027

- 30 Million safe Man-Hours



At Aurum, safeguarding the occupational health and safety of employees and on-site workers is the highest priority. The Company is firmly committed to achieving zero accidents and injuries across all project locations. To realize this vision, Aurum has implemented robust safety protocols, including mandatory use of personal protective equipment (PPE), installation of safety screens, comprehensive risk management training, and continuous reviews of health and safety practices.

These proactive measures create a secure, well-regulated work environment, significantly minimizing the risk of incidents. Aurum's unwavering focus on safety is demonstrated by the achievement of over 21 million safe man-hours, underscoring deep commitment to protecting the well-being of its workforce, residents, clients, and visitors alike.



ANIMAL HAVEN

Nourishing and Cherishing lives



ANSF 2024

- 78 cattle adopted

Cumulative till July 2025

- 78 cattle adopted

Target by 2027

- 1,000+ cattle

We are thrilled to introduce our 'Animal Haven' initiative, which began with the adoption of a Gaushala in Khalapur. Through this initiative, we are committed to ensuring that cows, bulls, and buffaloes receive the nourishment and care they deserve.

We proudly adopted the Aurum गाँव Gaushala, home to 78 animals at the Kalote Animal Trust in Khalapur. This facility provides a safe and nurturing environment, allowing these animals to live healthy and fulfilling lives.

Witnessing the harmony and vitality of the animals serves as a powerful reminder of the profound impact we can make through kindness and support.



BOARD OF DIRECTORS

Board of Directors



Mr. Vasant Gujarathi
Independent Director

Mr. Vasant Gujarathi holds a bachelor’s degree in commerce (hons) and is a Fellow of the Institute of Chartered Accountants of India. With over 38 years of post-qualification experience, he has had a distinguished career at PricewaterhouseCoopers (PwC), where he worked with some of the largest multinational companies in India.

He joined M/s. Lovelock & Lewes, Chartered Accountants, in August 1976, initially a member firm of Coopers & Lybrand International and later a part of PwC. Mr. Gujarathi was a Partner at PwC India for 22 years (1991-2013), leading the assurance and business advisory services group and representing PwC India on the Global Committee for ‘The Industrial Products Industry.’

His extensive expertise includes audit, financial systems, operations, risk management, regulatory compliance, internal audit services, IT strategy implementation, talent management, corporate governance review, and ethics assessment and programme development.



Mr. Ajit Joshi
Independent Director

Mr. Ajit Joshi is a seasoned global business leader with over 37 years of experience across Indian and international markets. His diverse background spans agriculture, technology, media, renewable energy, manufacturing, healthcare, chemicals, and textiles. He has held directorships on multiple Company Boards and has a proven track record in managing various revenue models and executing numerous M&A deals.

Notably, he assisted an Austrian Company in establishing a presence in India’s smart card sector. After 20 years in corporate roles, Mr. Joshi transitioned to entrepreneurship, successfully launching and growing two start-ups over a decade with funding from Sequoia, Intel, Norwest, and others. He has also established and managed ventures in Dubai, Jordan, and Indonesia, achieving significant valuations and successful exits for investors and stakeholders.

Currently, he consults for numerous companies and start-ups in India and New Zealand, mentors and advises global businesses, and serves as an advisor for a Canadian Venture Capital Fund.



Dr. Padma Deosthali
Independent Director

Dr. Padma holds a Master’s degree in Social Work (MSW) and a PhD from the Tata Institute of Social Sciences (2017). With over 23 years of experience, she has collaborated with UNFPA, UNDP, and WHO on various projects while actively contributing to initiatives in India.

She served as Director of the Center for Health and Allied Themes (CEHAT), a non-profit focused on health and human rights, for 11 years. Under her leadership, CEHAT produced influential research and shaped policy and practice. Her work has centered on gender-based violence, gender in medical education, and health and human rights, with significant contributions to developing health system models to address Violence Against Women (VAW).

Dr. Padma has co-authored a study on the medico-legal aspects of custodial deaths and developed guidelines for examining individuals in custody and conducting postmortems. She currently serves as the Program Director for Sexual and Reproductive Health at CREA, a global feminist organization.



Mr. Ashish Deora
Non-Executive Director

Mr. Ashish Deora is a first-generation entrepreneur. Over the last three decades, he has built several businesses and created value in multiple industries including mining, telecom, aviation, renewable energy, RealEstate and PropTech. He is a firm believer of technology, innovation and entrepreneurship.

He is the founder of Aurum Ventures, the parent company of Aurum PropTech (striving to build the largest integrated property technology ecosystem in India) and Aurum RealEstate (engaged in real estate development in the MMR region). He has laid foundation for Aurum नीति to give impetus to the philanthropic initiatives of Aurum.

A proud alumnus of Harvard Business School, he has a proven track record of strategic investments in businesses across the Asia-Pacific, Africa and South America and successful exits to global capital allocators.



Mr. Ramashrya Yadav
Non-Executive Director

Mr. Ramashrya Yadav, an alumnus of Harvard Business School, is a prominent figure in India’s real estate industry, driven by a passion for transformative change. With over 26 years of experience spanning construction, real estate, banking, and investment, he has successfully launched several businesses from the ground up.

Mr. Yadav’s approach emphasizes achieving significant impact through a series of incremental steps that culminate in substantial progress. Prior to founding Intergrow Asset Management, India’s first real estate-focused asset management firm, he served as the CEO of Real Estate Advisory Practice at Edelweiss Financial Services Limited. He also led Orbit Corporation as CEO, a renowned real estate brand in the premium sector of South Mumbai.



Mr. Srirang Athalye
Non-Executive Director

Mr. Srirang Athalye has a distinguished 37-year career spanning across entrepreneurial, industry, and consulting roles. He holds a bachelor’s degree in commerce and a master’s degree in management studies from Mumbai University and is an alumnus of Somaiya Institute of Management Studies.

As the Group President of Aurum Ventures and a Non-Executive Director at Aurum PropTech Limited, Mr. Athalye has significantly impacted mergers and acquisitions in sectors including manufacturing, infrastructure, telecommunications, consulting, and real estate. He is renowned for his use of Creative Problem Solving (CPS) and Innovation-Systematic Inventive Thinking (SIT) methodologies to enhance organizational performance.

In 2021, he was honored as the Vice Chairman of Export Promotion Council for EOU and SEZ (EPCES) for his exceptional expertise. His career includes notable roles with companies such as Bombay Dyeing & Mfg. Co. Limited, International Wool Secretariat, JT Mobiles, Mafatlal Industries Limited, Tasty Bites Eatables Limited, Exatt Technologies, SFK A&G Investment Banking, and Banyan Infrastructure.

In addition to his professional achievements, he actively leads philanthropic initiatives at Aurum and serves as a trustee of the Shanta Durga Charitable Trust, contributing to his family’s philanthropic endeavours.



Mr. Onkar Shetye
Executive Whole-Time Director

Mr. Onkar Shetye, an alumnus of IIM Ahmedabad and a master’s graduate from a prestigious Russel Group university in the UK, brings 18 years of diverse experience across sectors such as energy, real estate, mineral exploration, and information technology. His career spans India, Europe, and Africa, where he has led strategic and transformational initiatives.

With a robust skill set, Mr. Shetye excels in validating, catalysing, and scaling new ventures by refining competitive strategies, business plans, and go-to-market approaches. In his current role, he oversees strategy, operations, revenue management, and business development, successfully managing multifunctional teams and ensuring projects are completed on time and within budget.

Since joining Aurum Ventures Group in 2012, Mr. Shetye has served as Chief Revenue Officer, managing commercial leasing and sales portfolios, and as Chief Operating Officer of Aurum’s asset management division.



Management Discussion and Analysis

ECONOMIC LANDSCAPE

Global Economic Landscape

The global economic environment during 2024 and into 2025 remains marked by moderate but uneven growth, ongoing geopolitical uncertainty, and a gradual easing of inflationary pressures. The global economy expanded at a modest pace of 3.3%, reflecting a phase of relative stability, albeit with restrained momentum. As 2025 progresses, the global economic outlook is being shaped by a significant shift in policy direction across nations, driven by countries adjusting their policy stances in response to escalating geopolitical tensions and growing macroeconomic pressures. AI is emerging as the next key driver of global economic growth, transforming how we work, live, and innovate. It has the potential to enhance productivity, foster healthy competition, build resilience, and support sustained long-term growth.

Global tariff levels have reached their highest point in decades, amplifying concerns around global trade flows, supply chain efficiency, and overall economic momentum.

Growth across advanced economies is projected to remain modest, with overall expansion expected at 1.4% in 2025. The United States is anticipated to grow at 1.8%, while the Euro Area is likely to lag, with growth forecast at approximately 0.8%. In comparison, emerging markets and developing economies (EMDEs) are facing a moderation in growth, with projections easing to 3.7% in 2025, followed by a slight uptick to 3.9% in 2026.

Among EMDEs, economies directly affected by the evolving global trade regime—including China—have seen meaningful downward revisions to their near-term outlooks, reflecting the combined impact of tariff escalations, weakened external demand, and domestic structural challenges.

GDP growth projections (in %)			
	2024	2025 (Estimated)	2026 (Projected)
Global Economy	3.3	2.8	3.0
Advanced Economies	1.8	1.4	1.5
Emerging Markets and Developing Economies	4.3	3.7	3.9

(Source: World Economic Outlook, April 2025)

Indian Economic Landscape

India is set to retain its position as the world's fastest-growing major economy, reinforcing its expanding influence in the global economic arena.

According to the IMF's April 2025 World Economic Outlook (WEO), the Indian economy is expected to grow by 6.5% in 2024-25, highlighting India's continued strength amid a subdued international climate. This sustained growth is underpinned by a blend of strategic policy reforms, rapid digital adoption, and ongoing infrastructure development, all of which have bolstered the country's economic fundamentals.

Strong domestic consumption and a revival in private investment have further propelled growth across key sectors. As of June 2025, the RBI adopted a more accommodative monetary policy stance, reducing the repo rate by a cumulative 50 basis points. These carefully timed rate reductions aim to strike a balance between managing inflationary pressures and stimulating credit expansion and capital investment.

India's external sector has also shown notable resilience, with total exports rising nearly 6% year-on-year. Services exports, in particular, have emerged as a significant growth driver, cementing India's status as a global leader in services trade.

Collectively, these interconnected developments, including rising consumption, employment growth, accelerated infrastructure policy continuity, and trade diversification have established a robust foundation for sustained economic expansion. India's ability to navigate global volatility while deepening its domestic transformation underscores its growing economic resilience and strategic readiness to capitalize on future opportunities.

Driving India's Digital Evolution

India's digital ecosystem is evolving rapidly, fueled by the convergence of the IT and real estate sectors. This intersection is driving a fundamental shift in economic activity, with advanced technologies like AI, IoT, and blockchain playing a crucial role in reshaping infrastructure, governance, and service delivery. The emergence of smart buildings, hyperscale data centers, and digital property platforms is facilitating

Management Discussion & Analysis (Contd.)

the development of intelligent, interconnected environments—highlighting the transformative impact of technology across industries.

With over 1.35 billion Aadhaar enrollments, more than 20 billion daily UPI transactions, and 9,00,000+ km of optical fiber laid under BharatNet, the Digital India mission has advanced from basic connectivity to robust digital infrastructure. Flagship initiatives like IndiaStack, Digital Locker, e-Sign, MeghRaj, and IndiaAI are enabling scalable, secure, and inclusive digital services, supporting over 11 billion UPI transactions monthly and driving AI-led governance and digitization of land records to enhance transparency.

In the real estate sector, this digital backbone accelerates the adoption of PropTech ecosystems, streamlining approval processes, and promoting data-driven urban planning. Digital India continues to be a critical enabler, transforming the way public and private services are delivered, accessed, and experienced across sectors.

The Union Budget 2025-26 reinforces India's digital ambitions through targeted investments in innovation, infrastructure and data governance. Allocation of ₹20,000 Crore for deep-tech R&D, along with a new Fund of Funds to boost startups. The National Broadband Mission aims to deliver 100 Mbps connectivity to 2.7 lakh villages by 2030.

Key initiatives include the rollout of Bharat Trade Net to digitize trade documentation, an Urban Challenge Fund to drive city-level digital transformation, and over 50,000 Atal Tinkering Labs to promote digital skills in schools.

The Digital Personal Data Protection (DPDP) Act introduces consent-based data sharing and individual rights, expected to enhance digital trust across sectors like AI, fintech, and e-governance.

Together, these steps advance India toward a secure, inclusive, and innovation-led digital economy.

INDUSTRY LANDSCAPE AND OUTLOOK

Global PropTech Industry Review

The global PropTech market was valued at approximately USD 41.78 billion in 2024 and is projected to reach around USD 140.67 billion by 2034, growing at a robust CAGR of 11.8% between 2025 and 2034. At the core of this growth trajectory is the accelerating digital transformation

across the sector, alongside rising demand for smart building solutions that improve energy efficiency, operational transparency, and tenant experience.

In early 2025, investor confidence remained steady, supported by improved public market sentiment, stronger software deal activity, and more accessible credit conditions. As regulatory environments become increasingly favorable to innovation and entrepreneurship, capital flows are expected to increase further, unlocking new growth opportunities across markets.

Additionally, technological breakthroughs in AI, machine learning, big data analytics, and blockchain are powering the next generation of PropTech innovations. These technologies are reshaping legacy real estate models, enabling real-time decision-making, predictive maintenance, intelligent automation, and enhanced customer personalization. The rising focus on ESG compliance, remote asset oversight, and data-led operational efficiency is also accelerating PropTech adoption. Collectively, these shifts are redefining how real estate is developed, transacted, and managed, driving long-term growth in the global PropTech market.

Indian PropTech Industry Review

India's PropTech sector is witnessing unprecedented growth, fueled by macroeconomic shifts, rapid urbanization, and technological innovation. Escalating property prices and the rising demand for affordable, adaptable housing formats, such as co-living, student accommodations, and multi-generational rentals, are prompting a consumer shift toward rental models rather than traditional ownership. This, in turn, is fueling demand for technology-led platforms that offer convenience, transparency, and efficiency through features like digital leasing, virtual tours, and online property management. There is also growing momentum around alternative investment vehicles such as SM-REITs and AI-enabled real estate platforms, enabling both retail and institutional investors to access property markets in more flexible and data-driven ways.

At the policy level, initiatives like Digital India and RERA reforms are fostering transparency and encouraging PropTech innovation. As user expectations evolve toward fully digital, seamless service journeys, from property discovery and rental workflows to post-sales

Management Discussion & Analysis (Contd.)

engagement, PropTech firms are leveraging advanced tools including AI, machine learning, and blockchain to meet these demands. These macro trends collectively present a strong opportunity for growth and disruption, positioning PropTech as a key enabler of efficiency, affordability, and innovation in India’s evolving real estate ecosystem.

With growing adoption of smart technologies, the sector is streamlining property transactions, enhancing user experiences, and improving operational efficiency across the real estate value chain. Innovative ownership models such as fractional real estate and SM-REITs are broadening access to property investments, making real estate more inclusive and transparent for a wider range of stakeholders.

Looking ahead, PropTech is expected to play a defining role in shaping a more agile, scalable, and consumer-centric real estate ecosystem. The integration of AI, blockchain, and immersive digital tools is poised to deliver operational breakthroughs and unlock new service models, catering to both end-users and investors. With projections suggesting the sector could scale into a USD 100 billion by 2030, India’s PropTech landscape is not just evolving, it is setting the foundation for the next era of smart, data-driven, and sustainable real estate.

Key Technology Enablers Shaping PropTech in 2025

As global economic forces continue to influence real estate innovation, the following eight technology solutions are set to drive the next phase of PropTech development, adoption, and investment in 2025:

- Digital Transactions**
Advanced digital platforms are unlocking efficiencies across property transactions by leveraging blockchain and end-to-end digital processes, making financing and deal closures faster and more transparent.
- Smart Buildings**
Powered by IoT and middleware technologies, smart buildings are enabling real-time data collection for energy usage, occupancy analytics, and predictive maintenance, optimizing building performance and user comfort.

- Immersive Experience Technology**
Technologies such as Virtual Reality (VR), Augmented Reality (AR), and haptic interfaces are reshaping property walkthroughs, design visualization, and real estate retail, offering interactive and immersive user experiences.
- Tenant Engagement Technology**
New digital platforms are elevating tenant engagement by integrating community-centric features like social apps, flexible workspace tools, subscription models, and curated F&B services, creating more connected living and working spaces.
- Robotics**
Robotic systems and automation technologies are being introduced to enhance speed, safety, and efficiency across construction sites, real-time security monitoring, predictive maintenance, and efficient hospitality service delivery in real estate environments.
- Sustainable Construction Materials**
Contemporary construction practices are increasingly incorporating environmentally sustainable materials such as engineered bamboo, low-carbon concrete, and reclaimed wood, helping to significantly reduce environmental impact and promote responsible building practices.
- Artificial Intelligence (AI) & Machine Learning (ML)**
AI and ML are revolutionizing real estate through powerful analytics, supporting market intelligence and building operations. By turning real-time operational and market data into predictive insights, they enable smarter, faster decision-making.
- ESG Reporting Systems**
Purpose-built platforms are increasingly being integrated with Building Management Systems (BMS) to automate the monitoring, analysis, and reporting of ESG metrics, supporting sustainability goals and regulatory compliance.

Management Discussion & Analysis (Contd.)

Indian Real Estate Industry Review

India’s realestatesectorisonthecuspofttransformational growth, projected to expand from USD 482 billion in 2024 to a USD 1 trillion market by 2030. This surge is driven by rapid urbanization, growing digital adoption, and a shift toward tech-first consumer engagement. As a result, technology-led solutions in rental, distribution, and capital financing are gaining unprecedented traction across the industry.

With urban population projected to reach 680 million by 2047, the country will need over 230 million new housing units. Simultaneously, 75% of homebuyers now use digital platforms, and 50% take virtual tours—highlighting a clear move toward digital real estate experiences.

Rental housing demand is rising sharply, especially in co-living, student, and family segments, requiring over 20 million units. In sales and marketing, nearly 70% of spending now goes to digital channels, while CRM adoption is reshaping how leads are managed. On the capital side, demand for 1.7 billion sq. ft. of office space by 2034 is accelerating the role of PropTech in investment and asset management.

In 2024, real estate firms raised approximately ₹23,703 Crore via QIPs and IPOs, reflecting strong investor confidence. With continued institutional interest and a pipeline of public listings—particularly from flexible workspace operators—capital markets are expected to remain active into 2025.

Together, these trends signal a shift toward a more digital, data-driven, and consumer-centric real estate ecosystem.

COMPANY OVERVIEW

Aurum PropTech is reimagining real estate for a digital-first world. Emerging from the strategic transformation of Majesco Limited and acquired by Aurum Ventures in 2021, the Company has evolved into India’s leading listed PropTech platform, offering a full-stack ecosystem. Anchored in innovation and driven by purpose, the Company seamlessly integrates technology with real estate to offer solutions that span the entire property lifecycle from discovery and rentals to investments and asset management.

Aurum PropTech operates India’s only fully integrated technology ecosystem spanning the entire real estate value chain. Serving both consumers and businesses, the Company offers a comprehensive suite of C2C, B2C, and B2B products, platforms, and services. Operating under a three-pronged strategy: Rental, Distribution, and Capital - Aurum PropTech is building a unified digital infrastructure that to empower property seekers, owners, developers, and investors to make smarter, data-driven decisions. Through a series of strategic acquisitions and platform integration, the Company has curated a robust portfolio of innovative solutions that includes NestAway (rental housing), HelloWorld (co-living), Sell.do (real estate CRM), HouseMonk, KuberX and AMSA Investment SM- REIT. Together, these solutions create a connected ecosystem that addresses deep-rooted inefficiencies in a traditionally fragmented industry—unlocking value across every stage of the real estate journey.

Aurum PropTech holds the distinction of being India’s first publicly listed Company in the PropTech space. The Company’s integrated ecosystem spans over 15 products, catering to 25,000 active customers, 30,800+ beds under management Rental units capacity. The company is supported by a robust network 840+ real estate developer relations. Aurum PropTech has established its footprint across 15 cities in India.

At the heart of Aurum PropTech’s offering lies a deep commitment to technology. With robust architecture built on AI, ML, and big data, the Company is deploying tools like automated valuation models, sentiment analysis, geospatial mapping, and AR/VR visualisation to elevate customer experience and decision-making. Its digital platforms are purpose-built to strengthen the real estate ecosystem by connecting key stakeholders, streamlining workflows, and enabling a more transparent, efficient, and trusted value chain through intelligent automation and actionable data insights.

The Company’s strong performance is visible in both its financial growth and its expanding operational scale. Guided by a clear objective to democratize access and unlock value across the real estate ecosystem, the Company is shaping a more inclusive, transparent and efficient sector by enabling collaboration, trust and scalable innovation. With initiatives such as the India PropTech Summit, Aurum PropTech continues to lead the industry’s digital transformation, setting new benchmarks for how real estate is consumed, managed, and monetized.

Management Discussion & Analysis (Contd.)

BUSINESS OVERVIEW

Aurum PropTech commands a dominant position in India's PropTech landscape. Anchored in the three core pillars of Rental, Distribution and Capital, the Company has positioned itself as a category leader, advancing innovation and seamless integration across the real estate value chain.

Its future-focused strategy aims to fast-track the sector's digital evolution, laying the groundwork for the next wave of India's PropTech revolution.

RENTAL BUSINESS SEGMENT



India's urban rental housing market represents a vast, underserved opportunity, with over 2 Crore rental consumers comprising students, young professionals, and urban families actively seeking accommodation. Despite this strong demand, the organized rental supply remains limited to just 8 lakh units, reflecting a 25-fold mismatch between demand and availability. This gap is most pronounced in high-growth urban centers such as NCR, MMR, Bengaluru, Hyderabad, Chennai, and Pune, highlighting the pressing need for scalable, tech-enabled solutions across co-living and family rental segments.

Aurum PropTech's rental business spanning student housing, co-living, family rentals, and rental management software, continued to scale effectively, now managing 30,800 rental units across 15 cities maintaining an overall occupancy of 77%.

NestAway reinforced its position as India's largest technology-enabled rental marketplace, registering a 29% year-on-year growth in total income in FY 2024-25. NestAway Lite achieved record booking volumes, increased revenue from value-added services, and successfully entered the resale segment, expanding its platform offerings.

HelloWorld, the Company's co-living offering, delivered 120% growth in short-stay bookings in FY 2024-25, with Monthly Recurring Revenue (MRR) reaching ₹ 40 lakh. The brand also expanded into three new micro-markets - Ahmedabad, Chennai and Goa, and significantly enhanced its customer experience by reducing query resolution turnaround by 80%.

DISTRIBUTION BUSINESS SEGMENT



The Distribution segment comprising Aurum PropTech's data analytics, lead generation, marketing automation, and sales automation platforms, continued to power the digital transformation journey of real estate enterprises in FY 2024-25. The Company's core technology businesses, Sell.do and Aurum Analytica, delivered a combined 90% year-on-year growth in income with a healthy net margin of 14%, underscoring strong profitability.

Aurum Analytica sustained its momentum in FY 2024-25, recording a 95% increase in revenue, driven by deeper client penetration, high retention rates, and successful geographic expansion into Ahmedabad and Hyderabad, along with new market launches in Kolkata and Lucknow.

During the year, it signed up over 100 new projects, further strengthening its market presence. The platform now serves over 250 micro-markets nationwide through its Data Lake solution, enabling data-driven decision-making for real estate developers and marketers. Regional performance surpassed targets, with the West achieving 120%, South 109%, and North 105%, of their revenue goals—highlighting the effectiveness of its localized strategies. In recognition of its continued growth and innovation, Aurum Analytica was honored as Times Realty's PropTech Company of the Year.

Sell.do advanced its technology leadership by launching several AI-driven innovations during the year, including conversational reporting via AI-assisted chats, natural language-based report generation, and an integrated WhatsApp feature via Meta to streamline communication and enhance client engagement.

Management Discussion & Analysis (Contd.)

CAPITAL BUSINESS SEGMENT



The Company's Capital business continued to advance its objective of transforming real estate investment through technology and regulatory foresight.

Strengthening the operational foundation, Integrow, a core pillar of the Capital segment, achieved ISO 9001, ISO 27001, and ISO 22301 certifications, strengthening its credentials in quality management, information security, and business continuity. These certifications reinforce Aurum PropTech's focus on governance and operational excellence as it builds India's most trusted PropTech-led capital platform.

Segment wise performance:

	(₹ in Crore)		
	FY 25	FY 24	% change
Revenue			
Rental	168.62	132.89	26.89
Distribution	79.28	74.44	6.50
Capital	15.94	6.72	137.12
Total	263.84	214.05	
	FY 25	FY 24	% change
Results			
Rental	(14.54)	(17.66)	17.67
Distribution	11.01	(6.17)	278.41
Capital	(7.39)	(14.72)	49.82
Total	(10.91)	(38.55)	

For more details refer page 28-35

GOVERNANCE, RISK AND COMPLIANCE

At the core of Aurum PropTech's philosophy lies a continuous commitment to Governance, Risk, and Compliance (GRC), forming the foundation for responsible decision-making and long-term value creation. Anchored in integrity, the Company navigates complexities with a disciplined approach, always striving to exceed stakeholder expectations through transparency and accountability.

In a major regulatory milestone, Aurum PropTech receives a SEBI registration certificate for a Small and Medium Real Estate Investment Trust (SM REIT) under the name "AMSA SM REIT Investment Trust" ('AMSA').

With this approval, AMSA aims to democratize access to institutional-grade real estate investments for retail investors across India. Backed by Aurum's integrated ecosystem and sectoral expertise, AMSA is poised to set new benchmarks in transparency, governance, and investor experience.

As the GRC framework continues to evolve, Aurum PropTech remains focused on embedding its principles more deeply across the Company. The Company's values, transparency, empowerment, agility, focus, diligence, passion, and mutual care, serve as guiding principles that collectively drive ethical conduct, operational excellence, and resilient performance.

To institutionalize GRC, each of its three pillars is stewarded by a senior leadership owner, ensuring ownership, strategic alignment, and consistent oversight.



Management Discussion & Analysis (Contd.)

This leadership-led model reinforces Aurum PropTech’s commitment to strong governance structures, proactive risk management, and a culture rooted in compliance.

The GRC framework is holistically integrated across the Company’s five capital domains, intellectual, financial, human, social, and natural, ensuring that responsible practices are embedded in every layer of enterprise value creation.

- Intellectual Capital
- Human Capital
- Social and Brand Capital
- Ecosystem Capital
- Financial Capital

Intellectual Capital

In a sector defined by rapid disruption and digital transformation, Aurum PropTech views Intellectual Property (IP) not merely as a legal safeguard but as a core strategic asset, integral to shaping the trajectory of real estate innovation. As a Company built at the intersection of innovation and real estate, Aurum actively invests in the creation, protection, and evolution of proprietary technologies, platforms, and processes that define its competitive edge.

Aurum PropTech is the proud owner of the registered brand ‘PropTech’, underscoring its early commitment and thought leadership in this domain. The Company’s IP strategy extends beyond brand defense; it reflects a long-term vision to drive sustainable value through differentiated, market-relevant solutions.

In an environment where ideas are currency, the Company’s approach is rooted in proactive IP management, constant innovation, and agile technological adoption. This includes fostering a culture where innovation is systemically embedded, and every new product or platform is engineered to be defensible, scalable, and future-ready. By leveraging its IP portfolio as a driver of strategic growth and staying ahead of the curve in emerging technologies, Aurum PropTech is helping define the evolution of PropTech. This sustained focus on intellectual capital ensures the Company’s continued relevance, resilience, and market leadership in an increasingly digital real estate landscape.

For more details refer page 21

Human Capital

People are at the core of Aurum PropTech’s purpose and progress. The Company’s human capital, its people, practices, and culture is not only foundational to daily operations but also pivotal in shaping long-term, responsible growth. Aurum PropTech views its workforce as a strategic asset that drives innovation, upholds ethical governance, manages risk with foresight, and sustains its competitive edge in an evolving PropTech landscape.

Over the past year, the Company’s talent base has expanded significantly from a founding team of just five to a group-wide strength of over 686 professionals. This growth represents more than numerical scale; it reflects the Company’s ability to attract, develop, and retain high-performing talent aligned with its mission. Aurum PropTech’s commitment to diversity and inclusivity continues to guide the creation of a workplace where every individual feels seen, supported, and inspired to reach their full potential.

To deepen collaboration and align talent with strategic goals, Aurum PropTech launched the ‘Culture and Domain’ initiative, a company-wide program aimed at fostering cross-functional cohesion, enhancing domain depth, and embedding a culture of shared accountability. This initiative reinforces the Company’s belief that culture is not incidental to performance, but essential to it.

Complementing this is Aurum Uni, the Company’s integrated learning and development platform, designed to instill core values, elevate competencies, and prepare future leaders. With personalised learning paths, role-based upskilling, and values-based training, Aurum Uni ensures that employees grow not only in capability, but also in character. Together, these initiatives reflect Aurum PropTech’s conviction that empowering people is key to building sustainable, high-impact organizations. As it continues to grow, the Company remains deeply invested in cultivating a workplace where talent, technology, and purpose converge to shape the future of PropTech.

For more details refer page 22

Social and Brand Capital

Customer-centricity is deeply embedded in Aurum’s operating model, shaping its strategy, structure, and solutions. The Company is committed to delivering exceptional value by aligning innovation with customer

Management Discussion & Analysis (Contd.)

needs and ensuring that every touchpoint enhances the user experience. This unwavering focus on the end-user fuels ongoing product refinement and fosters enduring loyalty across the Company’s platform ecosystem.

Aurum’s commitment to value creation extends beyond business to social impact. Through its flagship IKIGAI initiative, the Company contributes meaningfully to grassroots development via six core pillars: Tree Plantation, Animal Haven, Nutritious Meals, Safe Man Hours, Girls’ Education, and Medical Interventions. By embedding social, environmental, and ethical considerations into its governance practices, Aurum reinforces its belief that sustainable success is built on shared progress and purpose-driven action.

For more details refer page 23

Ecosystem Capital

At Aurum, transparency and trust are not just foundational values, they are key drivers of innovation, collaboration, and sustained impact. The Company has consciously cultivated a culture where purpose meets passion, and where bold ideas are encouraged to thrive. This culture fuels internal transformation while positioning Aurum as a catalyst for change across the broader PropTech ecosystem.

The Comapny had organised Aurum PropTech Summit 2024 which brings together industry leaders, innovators, and investors to explore the transformative power of technology in real estate. This premier event focuses on the latest trends and advancements in property technology, showcasing how digital solutions are reshaping real estate development, investment, and management.

As a thought leader and ecosystem builder, Aurum champions several pioneering initiatives to accelerate the evolution of real estate through technology. The Aurum Entrepreneurs’ Forum has emerged as a dynamic platform that convenes innovators, founders, and change-makers to share insights, collaborate, and co-develop solutions for a connected PropTech future. Complementing this is the Entrepreneurs in Residence Programme, which nurtures high-potential ventures by providing them access to Aurum’s infrastructure, expertise, and strategic guidance. Through these efforts, Aurum is helping shape a next-generation ecosystem designed to transform the real estate sector.

For more details refer page 24

Financial Capital

Aurum places strong emphasis on disciplined financial capital management, with a clear focus on liquidity, profitability, and sustainable growth. The Company has built a resilient financial framework that ensures stability while enabling strategic expansion across its businesses. By maintaining a prudent balance between operational efficiency and long-term value creation, Aurum drives consistent performance and future-ready growth. This approach reinforces its commitment to financial strength as a foundation for sustained innovation and ecosystem leadership.

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FINANCIAL PERFORMANCE

Financial highlights: Consolidated

Revenue from operations increased by 23.26%, from ₹214.05 Crore in FY24 to ₹263.84 Crore in FY25.

Employee costs were also well managed, with the percentage to Revenue from operations decreasing from 41.18% in FY24 to 29.79% in FY25.

Depreciation and amortization expense increased by 13.58%, from ₹72.51 Crore in FY24 to ₹82.36 Crore in FY25, mainly on increase in the right of use assets in the Rental segment of business.

Other operating expenses increased by 25.52%, from ₹76.83 Crore in FY24 to ₹96.44 Crore in FY25, mainly due to an increase in repairs and maintenance expenses in the Rental segment and advertisement and publicity expense in the Distribution segment.

Selling and distribution expense decreased by 31.53%, from ₹22.36 Crore in FY24 to ₹15.31 Crore in FY25, mainly due to reduction of advertisement and publicity expense in the Distribution segment.

Other expenses increased by 16.43%, from ₹23.62 Crore in FY24 to ₹27.50 Crore in FY25, mainly due to onetime expense on assets written off expenses in the Rental segment.

Finance costs increased by 12.55%, from ₹25.97 Crore in FY24 to ₹29.23 Crore in FY25, mainly on increase in the right of use assets in the Rental segment of business.

Loss before tax as a ratio to Total income decreased from 33.38% in FY24 to 15.60% in FY25. This improvement is contributed by revenue from operations, offset by increased expenses.

Management Discussion & Analysis (Contd.)

Standalone

The standalone financial statements reflect the operating structure of Aurum PropTech Group. Since its new launch under the Aurum management in FY 2021-22, the Company started developing new products, Aurum Liv, Aurum KuberX along with a multiple of other products to cater to its PropTech ecosystem. These products over the last two years have started penetrating markets and started generating revenue through a fully owned subsidiary of the Company. As these businesses evolve, strategic investments have been made in entities, assets that support the PropTech ecosystem in their respective domain. These businesses remain as investments and are not included in the standalone financials.

At the standalone level, revenue is primarily generated as rent from the office buildings the Company owns. Cash and cash equivalents are used to generate other income including interest from subsidiaries on loans given to them as growth capital. Table 3 provides a summary of the Company’s Standalone Profit and Loss statement.

Table 3: Standalone abridged Profit and Loss statement

	(₹ Crore)	
	FY 25	FY 24
Revenue from operations	12.21	10.79
Other income	21.76	14.33
Employee benefit expense	9.12	12.97
Depreciation and amortization expense	6.60	7.95
Repairs and maintenance - buildings	1.47	1.18
Electricity	1.72	2.08
Rates and taxes	0.54	0.47
Professional fees	0.43	0.26
Other expenses	9.40	7.22
Finance costs	7.24	9.10
Total expenses	36.52	41.23
Loss before exceptional items and tax	(2.55)	(16.11)
Exceptional items - expense	0.00	0.79
Loss before tax	(2.55)	(16.90)
Tax expense / (credit)	0.20	(3.51)
Loss for the year	(2.75)	(13.39)
Other comprehensive income / (loss) (net of income tax)	0.07	(0.05)
Total comprehensive loss for the year	(2.68)	(13.44)

Table 4: Significant changes in key financial ratios

	FY 25	FY 24	% change
Current ratio	8.70	1.52	472.50
Debt-equity ratio	0.22	0.58	(61.98)
Debt service coverage ratio	0.11	0.39	(72.34)
Return on equity ratio	(0.01)	(0.06)	(83.63)
Trade receivables turnover ratio	3.65	3.62	1.03
Net capital turnover ratio	0.10	0.33	(68.33)
Net profit ratio	(0.22)	(1.24)	(81.87)
Return on capital employed	0.01	(0.02)	(148.66)
Return on investment	0.83	-	-

Management Discussion & Analysis (Contd.)

	% change from March 31, 2024 to March 31, 2025
Current ratio	The % increase in current ratio is attributable to increase in current assets on account of grant of loans to subsidiaries and reduction of current liabilities on account of reduction of borrowings.
Debt-equity ratio	A reduction in total debt due to repayment of borrowings during the year, and a corresponding increase in total equity from driven by internal accruals and capital infusion.
Debt service coverage ratio	Debt Service Coverage Ratio (DSCR) for the year ended March 31, 2025, is 0.11 (previous year: 0.39). The decline is due to higher debt repayment obligations during the year. This is attributed to repayment of borrowings.
Return on equity ratio	The % change is attributable to a reduction in net loss during the current year and an increase in the average equity base.
Net capital turnover ratio	The % change in net capital turnover ratio is primarily attributable to a higher working capital base, which has impacted the efficiency with which the company is able to generate revenue from its net capital employed. The company is taking steps to optimise working capital management and improve overall operational efficiency going forward.
Net profit ratio	The % change in net profit ratio is primarily due to a reduction in net losses and a corresponding increase in revenue. The narrowing of losses indicates progress toward improved operational performance. The management remains focused on enhancing revenue streams and controlling costs to achieve sustainable profitability.
Return on capital employed	The % change is primarily on account of a turnaround in operating performance, resulting in positive earnings before interest and taxes. The increase in capital employed, through a combination of higher net worth and reduced debt, has also contributed to the change.

Risk Management

Aurum’s Risk Management Framework ensures a structured and proactive approach to identify, assess, and mitigate potential risks. The framework is designed to safeguard our assets, ensure regulatory compliance, and support informed decision-making across all levels of the organization.

Aurum’s Risk management framework demonstrates a well-structured and robust risk management mechanism with an approach to identify, assess, and mitigate the potential risks that could impact our operations, stakeholders, and reputation. By addressing risks proactively, we aim to create a resilient organization that can navigate challenges, capitalize on opportunities, and achieve long term success.

The Company’s Governance, Risk, and Compliance (GRC) framework is structured to proactively manage a wide spectrum of risks across its operations. Risk

management at Aurum is a collective responsibility. The Board of Directors sets the risk appetite, the Functional head oversees the risk governance, and all employees are expected to act in accordance with our risk management principles.

These include strategic and commercial risk, Oversight over Investee Companies/Alliances Resource Planning and Management, Customer Experience and Retention, Regulatory Risk, Data Privacy Risk and Cybersecurity.

Mergers and Acquisitions

Aurum PropTech continues to pursue a focused and disciplined approach to scaling its presence within the PropTech ecosystem through strategic mergers and acquisitions. All strategic decisions—whether to acquire, build, or partner—are evaluated through the Company’s Governance, Risk, and Compliance (GRC) framework. This framework provides a structured methodology for assessing opportunities based on key factors such as market potential, strategic alignment, execution

Management Discussion & Analysis (Contd.)

feasibility, competitive advantage, time-to-market, and expected shareholder value creation.

This dual-track strategy allows Aurum PropTech to drive targeted growth while remaining aligned with its long-term vision of building a unified, technology-driven real estate platform. By maintaining a balanced focus on innovation, scalability, and financial discipline, the Company continues to improve unit economics and deliver sustainable value to its stakeholders.

Internal Control Systems and their Adequacy

The Company maintains a comprehensive internal control framework over financial reporting, aligned with the nature and scale of its operations. These internal controls are designed to provide reasonable assurance regarding the reliability of financial reporting, the safeguarding of assets, and compliance with applicable laws and regulations.

The control environment is supported by documented policies, standard operating procedures, and regular oversight by management and the internal audit function. Key financial controls, including those related

to authorization, recording, and reconciliation processes, are subject to periodic review to ensure continued relevance and effectiveness.

In addition, the Company has implemented robust mechanisms to ensure compliance with accounting policies, validate critical estimates and provisions, and monitor risk exposures. These efforts contribute to the overall integrity and accuracy of financial reporting and demonstrate the adequacy of the Company's internal control systems.

Cautionary Statement

Statements made in the Management Discussion and Analysis regarding the Company's objectives, projections, estimates, and expectations may constitute 'forward-looking' statements within the meaning of applicable securities laws and regulations. Actual results may differ from those expressed or implied. Key factors that could impact the Company's operations include economic conditions affecting demand, supply, and price conditions in domestic and international markets, changes in government regulations, tax laws, and other statutes, as well as other incidental factors.

BOARD OF DIRECTORS' REPORT

To the Members,

The Board of Directors present the Company's 5th Annual Report (Post – Aurum Management) and the Company's audited standalone and consolidated financial statements for the financial year ended March 31, 2025.

1. Financial results

The Company's financial performance (standalone and consolidated) for the year ended March 31, 2025 is summarized below:

Particulars	Standalone		Consolidated	
	2024 - 25	2023 - 24	2024 - 25	2023 - 24
Revenue from operations				
Information technology services	20	20	9,682	8,618
Rent income	1046	888	16,547	12,616
Reimbursement of expenses from customers	155	171	155	171
Total revenue from operations	1,221	1,079	26,384	21,405
Other income	2,176	1,433	2,114	1,902
Total income	3,397	2,512	28,498	23,307
Employee benefit expense	912	1,297	7,860	8,814
Finance costs	724	910	2,923	2,597
Depreciation and amortization expenses	660	795	8,236	7,251
Other expenses	1,356	1,121	13,926	12,281
Total expenses	3,652	4,123	32,945	30,943
Exceptional items	-	-	-	(144)
Loss before tax	(255)	(1,690)	(4,447)	(7,780)
Tax expense / (credit)	20	(351)	(324)	(1,185)
Loss for the year	(275)	(1,339)	(4,123)	(6,595)
Other comprehensive income / (loss)	7	(5)	(29)	(37)
Total comprehensive income / (loss)	(268)	(1,344)	(4,152)	(6,632)
Earnings per share–face vale ₹ 5/- each				
Basic (₹)	(0.51)	(3.39)	(6.16)	(14.16)
Diluted (₹)	(0.51)	(3.39)	(6.16)	(14.16)

No amount is proposed to be transferred to reserves for the year ended March 31, 2025.

2. Results of operations and state of company's affairs

The highlights of the Company's financial performance for the year ended March 31, 2025 are as follows:

Standalone

- Total income: ₹ 3,397 lakhs
- EBIDTA: ₹ 405 lakhs
- Loss before tax: ₹ 255 lakhs
- Loss after tax: ₹ 275 lakhs
- Cash generated from / used in operations: ₹ 102 lakhs

Consolidated

- Total income: ₹ 28,498 lakhs
- EBIDTA: ₹ 3,789 lakhs
- Loss before tax: ₹ 4,447 lakhs
- Loss after tax: ₹ 4,123 lakhs
- Cash generated from / used in operations: ₹ 965 lakhs

Dividend

The Board of Directors has not recommended any dividend for the financial year 2024-25.

BOARD OF DIRECTORS' REPORT (Contd.)

Unclaimed Dividend

In accordance with the provisions of Section 125 of the Companies Act, 2013 ('the Act') read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (IEPF Rules'), the dividends declared by the Company and remaining unclaimed for seven years needs to be transferred to the Investor Education and Protection Fund (IEPF).

Out of the dividends declared by the Company during the financial year 2016-17, an amount of ₹ 2,49,496/-, pertaining to 2,49,496 corresponding equity shares, remained unclaimed for a period of seven years. Accordingly, the said amount was transferred to the Investor Education and Protection Fund (IEPF) during the financial year 2024-25.

Change in Share Capital

The authorized share capital of the Company is ₹ 10,000 lakhs and the paid-up share capital increased from ₹ 1,993 lakhs to ₹ 2,756 lakhs, during the FY 2024-25, pursuant to shares issued on exercise of employee stock options (₹ 8 lakhs) and call money on Rights issue received (₹ 755 lakhs).

3. Details of material changes from the end of the financial year till the date of the report

- i. The Rights Issue Committee of the Company at its meeting held on February 26, 2025, has approved the Second and Final Call of ₹ 30/- per share on the partly paid-up equity shares issued on Rights basis and the call period commenced from April 01, 2025 to April 30, 2025, pursuant to which a total of ₹ 13,115.04 lakhs has been received (representing around 96% of the aggregate amount due on the Second and Final Call and pending first call) on 4,15,70,175 equity shares, which are now fully paid up.
- Further, in June 2025, a reminder notice on the unpaid call money was given, for payments to be made between June 16, 2025 and June 30, 2025. Pursuant to this, the Company received ₹305.75 lakhs (including interest on delayed payments) towards 9,24,811 shares and the corporate action for the same is under process.

- ii. The Securities and Exchange Board of India ("SEBI"), vide notification dated on March 08, 2024, introduced a regulatory framework for the facilitation of Small and Medium Real Estate Investment Trusts ("SM REITs") by amending the SEBI (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations"), through SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2024 ("Amended REIT Regulations"), thereby, paving the way to make real estate investment more accessible to wider set of investors and to regulate and foster growth in the segment. The Company through one of its subsidiaries, applied for registration to SEBI under the regulation, and has received the certificate of registration as Small and Medium REIT, in the nature of 'Amsa Small and Medium Real Estate Investment Trust' on July 17, 2025.

4. Material Events During the Year Under Review

- i. The Board of Directors of the Company in its meeting held on September 10, 2024, approved the strategic realignment of its material subsidiary K2V2 Technologies Private Limited ("K2V2") to enhance focus on its core technology offerings and leverage its established scale. Based on the approval of the Boards of the Company and K2V2, during the current financial year, (i) the Company increased its stake in K2V2 to 81.94% from 44.44% for additional investment of ₹ 112.30 lakhs (ii) K2V2 has sold its operations of the business units Beyond Walls and Kylas w.e.f. July 01, 2024. Accordingly, on and from the quarter starting July 01, 2024 the financial results of K2V2 comprise of assets in relation to Sell.do.
- ii. The Board of Directors of the Company, at its meeting held on October 21, 2024, approved the execution of a Share Purchase Agreement ("SPA") with Aurum Facility Management Private Limited ("Acquirer" or "AFM") for transfer of its entire shareholding of Wisetechno Private Limited (WPL), a wholly owned subsidiary of the Company and the Share Purchase Agreement was executed on October 21, 2024. The shares are yet to be transferred as on March 31, 2025.

BOARD OF DIRECTORS' REPORT (Contd.)

5. Change in objects of Rights issue

The shareholders, at their meeting held on September 26, 2024, approved a variation in the estimated utilization of the proceeds from the Rights Issue. The variation, to a limited extent, is detailed as under:

Objects of the Issue	Estimated Cost as per LOF	Revised Cost as per Shareholders approval in FY 2022-23	Utilized Till March 2024	Estimated cost-revised as per shareholder's approval in FY 2023-24
Product Development	₹ 3,750	₹ 3,750	₹ 327	₹ 1,060
Product Marketing	₹ 3,100	₹ 3,100	₹ 20	₹ 1,021
Identified Investments	₹ 15,670	₹ 15,281	₹ 6,053	₹ 13,559
Funding Inorganic growth	₹ 11,387	₹ 11,776	₹ 1,850	₹ 10,017
General corporate purpose				
Total	₹ 33,907	₹ 33,907	₹ 8,250	₹ 25,657

Further, the shareholders through a postal ballot on June 7, 2025, approved the widening of the definition of Identified Investment to include (a) Investments made in Aurum Analytica Private Limited, NestAway Technologies Private Limited, YieldWiseX Technologies Private Limited, and Bondsbrain Technologies Private Limited through equity/loan/ line of credit / convertible note, etc., (b) repayment of loan and interest thereon separately taken by the Company and utilized for the Identified Investment. (ii) (a). The unutilized amount of objects in Product Development and Product Marketing be utilized for the purpose mentioned in the Identified Investment. (b) repayment of loan and interest thereon separately taken by the Company and utilized for the Product Development and Product Marketing.

6. Management Discussion and Analysis Report

Management Discussion and Analysis Report for the year under review, as stipulated under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), is presented in a separate section, which forms part of this Annual Report.

7. Business operations of the Company and its major subsidiaries

The Company's and its subsidiaries (Group) operations predominantly relate to providing software solutions in the real estate sector. The organizational structure of the Group is based on the Strategic Business Units (SBU) concept. Major developments and business performance of the SBUs are given below:

Rental

Rental SBU delivered resilient performance with another year of strong revenue growth and improved profitability. The business has its geographical footprint across 15+ cities in India. Increasing the number of units under operations and filling up the units remains a priority as business continues to deepen its presence.

The business recorded a Revenue of ₹ 16,862 lakhs for the year 2024- 25 with a growth of 26.9% over last year. It continues to improve its profitability.

Distribution

The Distribution segment grew marginally year-on-year in terms of revenue, inspite of exiting from BeyondWalls operations. This helped the segment to manage the working capital in a much more efficient way and also making 26% profit.

The business recorded a Revenue of ₹ 7,928 lakhs for the year 2024-25 with a growth of 6.50% over last year. It continues to improve its profitability.

Capital

With contributions from Integrow, Yield WiseX and also the SPVs, the capital segment grew significantly in terms of revenue. With an increase in revenue, the segment reduced its losses considerably during the financial year 2024-25.

The business recorded a Revenue of ₹ 1.594 lakhs for the year 2024-25 with a growth of 137.20% over last year. It continues to improve its profitability.



BOARD OF DIRECTORS' REPORT (Contd.)

8. Credit rating

During the year under review, the Company has not obtained any credit ratings.

9. Consolidated Financial Statement

In accordance with the provisions of the Companies Act, 2013 ("the Act") and the Listing Regulations read with Ind AS 110-Consolidated Financial Statements, Ind AS 28-Investments in Associates and Joint Ventures and Ind AS 31-Interests in Joint Ventures, the consolidated audited financial statement forms part of this Annual Report.

10. Subsidiary, Joint Venture and Associate companies

The details of the Company's subsidiaries, joint ventures, and associate companies are provided in **Annexure I** to this Report.

During the year under review, companies listed in **Annexure I** to this Report have become and/or ceased to be the subsidiary, joint venture or associate of the Company.

A statement providing details of performance and salient features of the financial statements of subsidiary, associate, joint venture companies, as per Section 129(3) of the Act, is provided as **Annexure II**.

The audited financial statements including the consolidated financial statements of the Company and all other documents required to be attached thereto are available on the Company's website and can be accessed at <https://www.aurumproptech.in/>.

The financial statements of the subsidiaries are available on the Company's website and can be accessed at <https://www.aurumproptech.in/>.

During the year under review, K2V2 Technologies Private Limited, Helloworld Technologies India Private Limited, Aurum Analytica Private Limited and Nestaway Technologies Private Limited were material subsidiaries of the Company as per the Listing Regulations. The policy for determining material subsidiaries as approved by the Board can be accessed on the website of the Company at link <https://aurumproptech.in/investor/policies/>.

11. Secretarial Standards

The Company has complied with all applicable mandatory Secretarial Standards issued by the Institute of Company Secretaries of India.

12. Directors' Responsibility Statement

Your Director's state that:

- a) in the preparation of the annual accounts for the year ended March 31, 2025, the applicable accounting standards read with requirements set out under Schedule III to the Act have been followed and there are no material departures from the same;
- b) the Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2025, and of the loss of the Company for the year ended on that date;
- c) the Directors have taken proper and sufficient care for the 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 fraud and other irregularities;
- d) the Directors have prepared the annual accounts on a going concern basis;
- e) the Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and
- f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

13. Corporate Governance

The Company is committed to maintain the highest standards of governance and has also implemented several of the best governance practices. The Corporate Governance Report as per the Listing Regulations forms part of this Annual

BOARD OF DIRECTORS' REPORT (Contd.)

Report. Certificate from the Secretarial Auditors of the Company confirming compliance with the conditions of Corporate Governance is attached to the Corporate Governance Report and forms an integral part of this Annual Report.

14. Business Responsibility and Sustainability Report

Business Responsibility and Sustainability Report (BRSR) is not applicable to the Company, in accordance with Regulation 34 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), as amended.

15. Contracts or arrangements with related parties

During the year under review:

- a) all contracts/arrangements/ transactions entered by the Company with related parties were in the ordinary course of business and on an arm's length basis.
- b) contracts/arrangements/ transactions which were material, were entered into with related parties in accordance with the policy of the Company on materiality of Related Party Transactions and on dealing with Related Party Transactions.

Details of contracts/arrangements/ transactions with related parties which are required to be reported in Form No. AOC-2 in terms of Section 134(3) (h) read with Section 188 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014 are provided in **Annexure III** to this Report.

The Policy on Materiality of Related Party Transactions and on dealing with Related Party Transactions is available on the Company's website and can be accessed at <https://aurumproptech.in/>.

There were no materially significant related party transactions which could have potential conflict with the interests of the Company at large.

Members may refer to Note 21 of the Standalone Financial Statement which sets out Related Parties Disclosures pursuant to Ind AS.

16. Corporate Social Responsibility (CSR)

The Board of Directors of the Company has formed a CSR Committee, in compliance with Section 135 of the Act. For the financial year 2024-25, the Company did not meet the eligibility criteria pursuant to Section 135 of the Companies Act, 2013, for making contribution to the Corporate Social Responsibility (CSR) Initiatives hence, the Company made no contribution for the financial year 2024-25.

The composition of the CSR Committee and a brief outline of the CSR policy of the Company in the format prescribed in the Companies (Corporate Social Responsibility Policy) Rules, 2014 is set out in **Annexure IV** of this report.

The composition of the CSR Committee and a brief outline of the CSR policy of the Company is available on the website of the Company at <https://aurumproptech.in/investor/policies/>.

17. Risk Management

The Company has established a well-structured and robust risk management mechanism which serves as a cornerstone for its enterprise risk management practices. This framework is supported by a comprehensive risk register that identifies key risks, evaluates their potential impact, and outlines appropriate mitigation strategies.

By leveraging this comprehensive framework, the Company aim to create a resilient organization that can navigate challenges, capitalize on opportunities, and achieve long term success.

To ensure effective oversight, a detailed report on risk management is quarterly submitted to the Board for review and guidance. It enables the Board to monitor the adequacy and effectiveness of the risk management practices and ensure alignment with the Company's strategic objectives.

Further details on the risk management activities including the implementation of a risk management policy, key risks identified and their mitigations are covered in the Management Discussion and Analysis Report, which forms part of this Annual Report.



BOARD OF DIRECTORS' REPORT (Contd.)

18. Internal Financial Controls

The key internal financial controls have been documented, automated wherever possible and embedded in the respective business processes.

Assurance to the Board on the effectiveness of internal financial controls is obtained through Three Lines of Defence which include:

- Management reviews and self-assessment;
- Continuous controls monitoring by functional experts; and
- Independent design and operational testing by the Group Internal Audit function.

The Company believes that these systems provide reasonable assurance that the Company's internal financial controls are adequate and operate effectively as intended.

19. Directors and Key Managerial Personnel

- In accordance with the provisions of Section 152 of the Act and in terms of the Articles of Association of the Company, Mr. Srirang Athalye (DIN: 02546964) retires by rotation at the forthcoming AGM, and being eligible, offers himself for re-appointment.

However, Mr. Srirang Athalye has tendered his resignation from the Directorship of the Company with effect from July 31, 2025. Taking the same into consideration, Mr. Ramashrya Yadav has been identified as the Director liable to retire by rotation at the 12th Annual General Meeting of the Company. Necessary resolution for approval of the reappointment of Mr. Ramashrya Yadav has been included in the Notice of the forthcoming AGM of the Company. The Board of Directors of the Company recommend the same for approval by the Members. The profile of Mr. Ramashrya Yadav as required under Regulation 36(3) of the Listing Regulations and Clause 1.2.5 of the Secretarial Standard – 2 is given in the Notice of the AGM, which forms part of this Annual Report.

- The Board of Directors of the Company recommended the appointment of Mr. Ashish Deora as a Non-Executive Director of the Company and the shareholders of the Company approved the appointment through Postal Ballot on June 07, 2025. Mr. Ashish Deora assumed office as Non-Executive director on April 30, 2025.
- The Company has received declarations from all the Independent Directors of the Company confirming that:
 - they meet the criteria of independence prescribed under the Act and the Listing Regulations; and
 - they have registered their names in the Independent Directors' Databank.

The Independent Directors have complied with the Code for Independent Directors prescribed under Schedule IV of the Companies Act, 2013 and the Listing Regulations. The Board of Directors of the Company are of the opinion that the Independent Directors of the Company possess requisite qualifications, experience including proficiency and expertise and they hold the highest standards of integrity.

The Company has devised, inter alia, the following policies viz.:

- Familiarization Programme for Independent Directors
- Nomination and Remuneration Policy

The Policy for Familiarization Programme for Independent Directors familiarizes its Independent Directors with their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model and related risks of the Company, etc. There has been no change in the policy during the year under review. The said policy is available on the Company's website and can be accessed at <https://aurumproptech.in/investor/policies/>.

BOARD OF DIRECTORS' REPORT (Contd.)

- The Company's remuneration policy is directed towards rewarding performance, based on review of achievements. The remuneration policy is in consonance with existing industry practice. There has been no change in the policy during the year under review. The said policy is available on the Company's website and can be accessed at <https://aurumproptech.in/investor/policies/>.
- None of the Directors of the Company are disqualified for being appointed as Directors as specified in Section 164(2) of the Act and Rule 14(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014.

20. Performance Evaluation

The Company has a policy for performance evaluation of the Board, Committees and other individual Directors (including Independent Directors) which includes criteria for performance evaluation of Non-Executive Directors and Executive Directors.

The Board of Directors has carried out an annual evaluation of its own performance, board committees, and individual Directors pursuant to the provisions of the Act and SEBI Listing Regulations.

The performance of the Board was evaluated by the Board after seeking inputs from all the Directors on the basis of criteria such as the board composition and structure; degree of fulfilment of key responsibilities towards stakeholders (by way of monitoring corporate governance practices, participation in the long term strategic planning, etc.); effectiveness of board processes, information and functioning, etc.; extent of co-ordination and cohesiveness between the Board and its Committees; and quality of relationship between Board Members and the Management. The Company has a policy for performance evaluation of the Board, Committees and other individual Directors (including Independent Directors) which includes criteria for performance evaluation of Executive and Non-Executive Directors. In compliance with the requirement of the provisions of Section 178 of the Act read with Rules framed thereunder and

Schedule IV to the Act as well as Regulation 17(10) of the SEBI Listing Regulations, the performance evaluation of individual directors, Board committees and Board as a whole were carried out during the year under review. For the Financial Year 2024-25, the Company adopted the Internal methodology for carrying out the Board Evaluation exercise.

In a separate meeting of Independent Directors, performance of Non-Independent Directors, the Board as a whole was evaluated, taking into account the views of Executive Director and Non-Executive Directors.

The performance evaluation process of the Independent Director was based on the declarations received from the Independent Directors that they fulfilled the criteria of independence as required under the Act and SEBI Listing Regulations.

21. Employees' Stock Option Scheme

The Company has formulated the Aurum PropTech Employee Stock Option Plan 2021 with an objective of enabling the Company to attract and retain talented human resources by offering them the opportunity to acquire a continuing equity interest in the Company, which will reflect their efforts in building the growth and the profitability of the Company.

During the financial year, the Company has allotted 1,43,100 equity shares to Directors and employees of the Company and its subsidiaries under the "Aurum PropTech Employee Stock Option Plan 2021" on exercise of the employee stock options.

The disclosure relating to ESOPs required to be made under the provisions of the Companies Act, 2013 and the Rules made thereunder and the Securities and Exchange Board of India (Share Based Employee Benefit and Sweat Equity) Regulations, 2021 (SBEB Regulations) is provided on the website of the Company <http://aurumproptech.in/investor>.

Pursuant to Regulation 13 of the Securities Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, a certificate from Secretarial Auditor is available on

BOARD OF DIRECTORS' REPORT (Contd.)

the Company's website and can be accessed at <http://aurumproptech.in/investor>.

22. Auditors and Auditors' Report

Auditors

The Board of Directors, at its meeting held on September 25, 2024, recommended the appointment of M/s. Kirtane & Pandit LLP, Chartered Accountants (Firm Registration No. 105215W/W100057), as the Statutory Auditors of the Company from the conclusion of ensuing Extra-Ordinary General Meeting till the conclusion of 12th Annual General Meeting of the Company. The said appointment was duly approved by the Shareholders at the Extraordinary General Meeting held on October 19, 2024.

The Board of Directors recommends the re-appointment of M/s. Kirtane & Pandit LLP, Chartered Accountants for further period of five years from the conclusion of ensuing Annual General Meeting upto the conclusion of the 6th consecutive Annual General Meeting to be held in the year 2030.

The Auditors' Report does not contain any qualification, reservation, adverse remark or disclaimer. The Notes to the financial statements referred in the Auditors' Report are self-explanatory and do not call for any further comments.

Pursuant to Section 139(1) and other applicable provisions of the Companies Act, 2013 M/s. M S K A & Associates, Chartered Accountants (ICAI Firm Registration no.: 105047W) were appointed as the Statutory Auditors of the Company at the 6th AGM held on August 06, 2019, to hold office for a period of 5 consecutive years from the conclusion of the 6th AGM till the conclusion of the 11th AGM of the Company. M S K A & Associates had confirmed that they are not disqualified from continuing as Auditors of the Company. M/s. M S K A & Associates, Chartered Accountants, who were reappointed by the Board of Directors at its meeting held on April 29, 2024, for a second term of five consecutive years, subsequently withdrew their consent to act as Statutory Auditors of the Company, vide their mail dated September 25, 2024.

Secretarial Auditor

The Board has appointed M/s Ainesh Jethwa & Associates, Practicing Company Secretary, to conduct Secretarial Audit of the Company. The Secretarial Audit Report for the financial year ended March 31, 2025 of the Company and its Material Subsidiaries is annexed and marked as **Annexure V and Annexure VA & Annexure VB** to this Report. The Management shall be more vigilant and ensure timely compliance with the applicable provisions of the Companies Act 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The rest of the report is self-explanatory.

The Board of Directors, on the recommendation of the Audit Committee, has appointed M/s Ainesh Jethwa & Associates, Practicing Company Secretary, Mumbai as the secretarial auditor for a period of five years from the financial year 2025-26 to financial year 2029-30, subject to the approval of the shareholders in the ensuing Annual General Meeting. They have confirmed their eligibility for the appointment.

Internal Auditor

The Board of Directors had appointed M/s. Protune KSA Consultants Private Limited (CIN: U74999MH2017PTC293746) as the Internal Auditor for conducting the internal audit of the Company for the financial year 2024-25.

The Board of Directors, on the recommendation of the Audit Committee, has re-appointed Protune KSA Consultants Private Limited (CIN: U74999MH2017PTC293746) to conduct the internal audit of the Company for financial year 2025-26. The Internal Auditor have confirmed their eligibility and consented to continue as the Internal Auditor of the Company.

Cost Audit

The provisions of Companies (Cost Records and Audit) Rules, 2014 are not applicable to the Company.

23. Meetings of the Board

During the financial year, six meetings of the Board of Directors were held. The details of these

BOARD OF DIRECTORS' REPORT (Contd.)

meetings, including the attendance of each Director, are provided in the Corporate Governance Report, which forms part of this Annual Report.

The meetings were conducted in compliance with the applicable provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The quorum was there for all the meetings, and maximum interval between any two consecutive meetings did not exceed 120 days.

24. Committees of the Board

The Company has duly constituted the Committees required under the Act read with applicable Rules made there under and the SEBI Listing Regulations.

The Company has an Audit Committee with the constitution, powers, and role as prescribed under Section 177 of the Act and Regulation 18 of the SEBI Listing Regulations.

The other statutory committees of the Board are given below:

- Investors' Grievances and Stakeholders' Relationship Committee
- Nomination and Remuneration Committee
- Corporate Social Responsibility Committee
- Executive Investment Committee
- Rights Issue Committee
- Fund Raising Committee

Details about composition, powers, role, meetings held and attendance of members at meetings of the relevant Committee are provided in the Report on Corporate Governance which forms part of this Annual Report.

25. Vigil Mechanism and Whistle-blower Policy

The Company has established a robust Vigil Mechanism and Whistleblower Policy in accordance with the provisions of the Act and the Listing Regulations.

Employees and other stakeholders are required to report actual or suspected violations of applicable laws and regulations and the Code of Conduct. Such genuine concerns can be raised by a Whistle-blower

through an e-mail or dedicated telephone hotline or directly to the Ombudsperson or to Members of the Compliance Committee within the Organization through face to face meeting, e-mail, telephone, or fax. The Vigil Mechanism and Whistle-blower Policy is available on the Company's website and can be accessed at <https://aurumproptech.in/investor/policies/>.

26. Prevention of sexual harassment at workplace

The Company has zero tolerance for sexual harassment at workplace and has adopted a gender neutral Policy on the Prevention of Sexual Harassment at its workplaces in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules made thereunder for prevention and redressal of complaints of sexual harassment at workplace.

All employees (permanent, contractual, temporary and trainees) are covered under the said policy. During the financial year under review, the Company has not received any complaint of Sexual Harassment of Women at Workplace. The Company has constituted Internal Committee(s) ("ICs") to redress and resolve any complaints arising under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

For the financial year under review:

- Number of complaints received- NIL
- Number of complaints resolved- NA
- Number of cases pending for more than 90 days- NA

The Company remains committed to providing a safe, respectful, and inclusive work environment for all its employees.

27. The Maternity Benefit Act, 1961

The Company has duly complied with the provisions of the Maternity Benefit Act, 1961, which aims to regulate the employment of women in certain establishments for specified periods before and after childbirth, and provides for maternity and other related benefits.

BOARD OF DIRECTORS' REPORT (Contd.)

All eligible female employees are extended the benefits as prescribed under the Act, including paid maternity leave, nursing breaks, and other entitlements. The Company remains committed to supporting the health, well-being, and work-life balance of its women employees in accordance with applicable laws and best practices.

28. Particulars of loans, investments, guarantees and securities

Particulars of loans given, investments made, guarantees given and securities provided along with the purpose for which the loan or guarantee or security provided is proposed to be utilized by the recipient are disclosed in the Standalone Financial Statement. (Please refer to Note 4.a.1, 4.a.2, 4.b.1, 4.b.2 to the Standalone Financial Statement).

29. Conservation of energy, technology absorption, foreign exchange earnings and outgo

The particulars relating to conservation of energy, technology absorption, foreign exchange earnings and outgo, as required to be disclosed under the Act, are provided in **Annexure VI** to this Report.

30. Annual Return

The Annual Return of the Company as on March 31, 2025 is available on the Company's website and can be accessed at <https://aurumproptech.in/investor/financial-information/annual-reports/>.

31. Particulars of employees and related disclosures

The remuneration paid to the Directors, Key Managerial Personnel is in accordance with the Nomination and Remuneration Policy formulated in accordance with Section 178 of the Act and Regulation 19 read with Schedule II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further details on the same are given in the Corporate Governance Report which forms part of this Annual Report.

The information required in terms of Section 197(12) of the Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rule, 2014 is given below:

- I. Information as per Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

- a) Ratio of the remuneration of each director to the median remuneration of the employees ("MRE") of the Company for the financial year 2024-25.

Name of the Director	Ratio to MRE
Executive Directors	
Mr. Onkar Shetye	15.72
Non-Executive Directors	
Mr. Vasant Gujarathi	Not Applicable
Mr. Ajit Joshi	Not Applicable
Dr. Padma Deosthali	Not Applicable
Mr. Srirang Athalye	Not Applicable
Mr. Ramashrya Yadav	Not Applicable

- b) Percentage increase in remuneration of each Director/ KMP in the financial year 2024-25:

Name of the Director/ Key Managerial Personnel	% increase in remuneration in the Financial Year 2024-25
Directors	
Mr. Onkar Shetye	10%
Mr. Vasant Gujarathi	N.A
Mr. Ajit Joshi	N.A
Dr. Padma Deosthali	N.A
Mr. Srirang Athalye	N.A
Mr. Ramashrya Yadav	N.A
Key Managerial Personnel	
Mr. Kunal Karan, Chief Financial Officer	10%
Ms. Sonia Jain, Company Secretary & Compliance Officer	10%

- c) Percentage increase in the MRE during the financial year 2024-25: Nil
- d) Number of permanent employees on the rolls of the Company as on March 31, 2025: 57
- e) Average percentage increase made in salaries of employees other than Managerial Personnel in the financial year was 15% vis-a-vis an increase of 10% in the salaries of Managerial Personnel.
- f) Affirmation that the remuneration is as per the remuneration policy of the Company:

We affirm that the remuneration is as per the remuneration policy of the Company.

BOARD OF DIRECTORS' REPORT (Contd.)

- II. Information as per Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

The statement containing particulars of employees in terms of remuneration drawn is provided in a separate annexure forming part of this report. However, having regard to Section 136 of the Act, the Annual Report excluding the aforesaid annexure, is being sent to all the members of the Company and others entitled thereto. The said annexure is open for inspection and any member who wishes to inspect shall send a request for the same on the e-mail id of the Company i.e. investors@aurumproptech.in

32. Particulars of employees and related disclosures

Your Directors state that no disclosure or reporting is required in respect of the following matters as there were no transactions on these matters during the year under review:

- Details relating to deposits covered under Chapter V of the Act.
- Issue of equity shares with differential rights as to dividend, voting or otherwise
- Issue of shares (including sweat equity shares) to employees of the Company, except for the grant of options under Employees' Stock Options Scheme referred to in this Report.
- Neither the Managing Director nor the Whole-time Directors of the Company receive any salary or commission from any of the subsidiaries of the Company.
- No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future
- No fraud has been reported by the Auditors to the Audit Committee or the Board.
- There has been no change in the nature of business of the Company.
- There is no proceeding pending under the Insolvency and Bankruptcy Code, 2016.
- There was no instance of one-time settlement with any Bank or Financial Institution.

33. Acknowledgment

The Board places on record its deep sense of appreciation for the services committed by all the employees of the Company. The Board would also like to express their sincere appreciation for the assistance and co-operation received from the financial institutions, banks, government and regulatory authorities, stock exchanges, customers, vendors and members during the year under review.

For and on behalf of the Board
Aurum PropTech Limited

Date: July 23, 2025	Onkar Shetye Executive Director DIN: 06372831	Vasant Gujarathi Non-Executive and Independent Director DIN: 06863505
Place: Navi Mumbai		

Annexure - I

Companies/bodies corporate which became/ceased to be subsidiary, joint venture or associate as per the provisions of the Companies Act, 2013:

1. The Company has the following subsidiaries and associates:

Sr. no.	Name of the Company	Nature
1.	Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	Wholly owned Subsidiary
2.	Aurum Softwares and Solutions Private Limited	Wholly owned Subsidiary
3.	Helloworld Technologies India Private Limited	Wholly owned Subsidiary
4.	Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	Wholly owned Subsidiary
5.	YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	Wholly owned Subsidiary
6.	Cuneate Services Private Limited	
7.	Bonds Brain Technologies Private Limited	Wholly owned Subsidiary
8.	NestAway Technologies Private Limited	Subsidiary
9.	K2V2 Technologies Private Limited	Subsidiary
10.	MonkTech Venture Private Limited	Subsidiary
11.	Monk Tech Labs Pte. Limited	Foreign Subsidiary
12.	Integrow Asset Management Private Limited	Subsidiary
13.	Imogentechno Delta Park Private Limited	Wholly owned Subsidiary (January 09, 2024 to June 26, 2024)
14.	Wisetechno Private Limited	Wholly owned Subsidiary (January 10, 2024 to September 28, 2024)

2. Companies/bodies corporate which became subsidiary during the financial year 2024-25: Nil

3. Companies/bodies corporate which ceased to be subsidiary during the financial year 2024-25:

Sr. no.	Name of the Company	Nature
1.	Imogentechno Delta Park Private Limited	Wholly owned Subsidiary (January 09, 2024 to June 26, 2024)
2.	Wisetechno Private Limited	Wholly owned Subsidiary (January 10, 2024 to September 28, 2024)

4. Companies/bodies corporate which became joint venture or associate during the financial year 2024-25: Nil

5. Companies/bodies corporate which ceased to be joint venture or associate during the financial year 2024-25: Nil

Annexure - II

Form AOC-I
(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries/associates/joint ventures

Part “A”: Summary of financial information of subsidiaries

(Amount in INR lakhs, unless otherwise stated)																
Sr. No	Name of the Company	The date since which Subsidiary was acquired	Reporting currency	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Exchange Rate	Share capital	Reserves & surplus	Total Assets	Total Liabilities	Total Investments	Turnover	Profit before taxation	Provision for taxation	Profit after taxation	Proposed Dividend	% of shareholding
1	K2V2 Technologies Private Limited	October 01, 2021	INR	April 01, 2024 to March 31, 2025	1.00	5	528	2,612	2,079	-	2,664	370	-	386	-	81.94%
2	Aurum Softwares and Solutions Private Limited	December 01, 2021	INR	April 01, 2024 to March 31, 2025	1.00	600	11	612	1	-	3	31	8	23	-	100.00%
3	Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	December 06, 2021	INR	April 01, 2024 to March 31, 2025	1.00	1,000	(335)	1,550	885	-	1,021	(16)	(8)	(8)	-	100.00%
4	Monk Tech Labs Pte. Limited	March 17, 2022	USD	April 01, 2024 to March 31, 2025	85.58	0	(948)	654	1,601	-	406	(380)	-	(380)	-	40.00%
5	Helloworld Technologies India Private Limited	June 17, 2022	INR	April 01, 2024 to March 31, 2025	1.00	11	(1,753)	20,597	22,339	-	11,437	(1,291)	(282)	(1,009)	-	100.00%
6	Integrow Asset Management Private Limited	September 01, 2022	INR	April 01, 2024 to March 31, 2025	1.00	1,382	(372)	2,490	1,480	1,050	28	(1,225)	-	(1,225)	-	49.13%
7	Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	October 15, 2022	INR	April 01, 2024 to March 31, 2025	1.00	18	1,086	2,427	1,323	-	4,457	808	162	646	-	100.00%
8	MonkTech Venture Private Limited	April 10, 2023	INR	April 01, 2024 to March 31, 2025	1.00	10	34	568	524	-	514	25	8	17	-	51.00%
9	Cuneate Services Private Limited	April 17, 2023	INR	April 01, 2024 to March 31, 2025	1.00	100	(3)	109	12	-	7	(3)	-	(3)	-	100.00%



Sr. No	Name of the Company	The date since which Subsidiary was acquired	Reporting currency	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Exchange Rate	Share capital	Reserves & surplus	Total Assets	Total Liabilities	Total Investments	Turnover	Profit before taxation	Provision for taxation	Profit after taxation	Proposed Dividend	% of shareholding
10	YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	April 29, 2023	INR	April 01, 2024 to March 31, 2025	1.00	73	(448)	2,023	2,398	-	541	(627)	(155)	(472)	-	100.00%
11	Bondsbrain Technologies Private Limited	February 29, 2024	INR	April 01, 2024 to March 31, 2025	1.00	1	(14)	2	15	-	-	(14)	-	(14)	-	100.00%
12	NestAway Technologies Private Limited	July 13, 2024	INR	April 01, 2024 to March 31, 2025	1.00	7	(4,059)	3,264	7,154	-	3,865	(1,170)	-	(1,170)	-	98.73%

Notes :

- 1
- The following SPVs which were subsidiaries of the Company as on March 31, 2024, ceased to be subsidiary during the financial year 2024 -25, with the onboarding of external investors, Board control of these entities has been transferred.

a. Imogentechno Delta Park Private Limited, subsidiary upto June 26, 2024

b. Wisetecho Private Limited, subsidiary upto September 28, 2024
- 2
- Name of subsidiary which is yet to commence operations : Bonds Brain Technologies Private Limited
- 3
- Names of subsidiaries which have been liquidated or sold during the year - NA

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries/associates/joint ventures

Part “B”: Summary of financial information of associates

Sr. No	Name of the Company	"The date since which Subsidiary was acquired"	Reporting currency	"Reporting period for the subsidiary concerned, if different from the holding company's reporting period"	Exchange Rate	Share capital	Reserves & surplus	Total Assets	Total Liabilities	Total Investments	Turnover	Profit before taxation	Provision for taxation	Profit after taxation	Proposed Dividend	% of shareholding
N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A

- 1
- Names of associates or joint ventures which are yet to commence operations:. N.A
- 2
- Names of associates or joint ventures which have been liquidated or sold during the year: N.A

Note: This Form is to be certified in the same manner in which the Balance Sheet is to be certified.

Date: July 23, 2025
Place: Navi Mumbai

For and on behalf of the Board
Aurum PropTech Limited

Onkar Shetye
Executive Director
DIN: 06372831

Vasant Gujarathi
Non-Executive and Independent Director
DIN: 06863505

ANNEXURE - III

Form AOC-2

[Pursuant to clause (h) of sub-section (3) of Section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014]

Form for disclosure of particulars of contracts/ arrangements entered into by the Company with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

1. Details of contracts or arrangement or transactions not at arm's length basis:

During financial year 2024-25, the Company has not entered into any contract or arrangement or transaction with its related parties which is not at arm's length basis.

2. Details of material contracts or arrangement or transactions at arm's length basis:

The details of material contract or arrangement or transaction at arm's length basis for the year ended March 31, 2025 are as follows:

Name of the Related Party	Nature of Relationship	Nature of Contract/ Arrangement/ Transaction	Duration of Contract/ Arrangement/ Transaction	Salient terms of Contract/ Arrangement/ Transaction including the value	Date of approval of the Board, if any	Amount paid as advance, if any
Not Applicable						

For and on behalf of the Board
Aurum PropTech Limited

Date: July 23, 2025 Place: Navi Mumbai	Onkar Shetye Executive Director DIN: 06372831	Vasant Gujarathi Non-Executive and Independent Director DIN: 06863505
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ANNEXURE - IV

ANNUAL REPORT ON CSR ACTIVITIES

1. A brief outline on CSR Policy Company

The CSR Policy has been laid out for the Company to comply with the provisions of Section 135 of the Companies Act, 2013 and the Companies (Corporate Social Responsibility Policy) Rules, 2014. We, at Aurum PropTech Limited, are committed to spending up to 2% of the average net profits for the preceding three financial years on CSR projects/ programs related to activities specified in Schedule VII to the Companies Act, 2013 or such activities as may be notified from time to time. CSR Committee was constituted by the Board of Directors of the Company, at its meeting held on June 1, 2015, to meet the requirements of the Companies Act, 2013. The Committee has adopted CSR Policy and same is uploaded on the Company's website at <https://aurumproptech.in/investor/policies/>.

2. Composition of CSR Committee:

Sr. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Srirang Athalye	Non-Executive Director (Chairman)	1	1
2.	Mr. Vasant Gujarathi	Independent Director (Member)	1	1
3.	Mrs. Padma Deosthali	Independent Director (Member)	1	1
4.	Mr. Ramashrya Yadav	Non-Executive Director (Member)	1	0

3. The web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company. <https://www.aurumproptech.in/>.

4. The details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report): Not Applicable

5. A) Average net profit of the Company as per section 135(5): NA
B) Two percent of average net profit of the Company as per sub-section (5) of section 135: NA
C) Surplus arising out of the CSR Projects or programmes or activities of the previous financial years: NA
D) Amount required to be set-off for the financial year, if any: NA
E) Total CSR obligation for the financial year [(b)+(c)-(d)]: NA

6. A) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project). (₹ in lakhs): The Company did not meet the eligibility criteria pursuant to Section 135 of the Companies Act, 2013, for making contribution to the Corporate Social Responsibility (CSR) Initiatives. Hence, the Company made no contribution for the financial year 2024-25.
B) Amount spent in Administrative Overheads: Nil
C) Amount spent on Impact Assessment, if applicable: Not applicable
D) Total amount spent for the Financial Year [(a)+(b)+(c)]: ₹ Nil
E) CSR amount spent or unspent for the Financial Year

ANNEXURE - IV (Contd.)

Total Amount Spent for the Financial Year. (in ₹)	Amount Unspent (₹ in lakhs)				
	Total Amount transferred to Unspent CSR Account as per subsection (6) of section 135.		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
-	-	-	-	-	-

- F) Excess amount for set-off, if any:
- | Sr. No. | Particular | Amount (₹ in lakhs) |
|---------|---|---------------------|
| (1) | (2) | (3) |
| i | Two percent of average net profit of the Company as per sub-section (5) of section 135 | - |
| ii | Total amount spent for the Financial Year | - |
| iii | Excess amount spent for the Financial Year [(ii)-(i)] | - |
| iv | Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any | - |
| v | Amount available for set off in succeeding Financial Years [(iii)-(iv)] | 0.05 |
7. Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:
- | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------|-----------------------------|--|--|---|---|---|--------------------|
| Sr. no | Preceding Financial Year(s) | Amount transferred to Unspent CSR Account under subsection (6) of section 135 (in ₹) | Balance Amount in Unspent CSR Account under subsection (6) of section 135 (in ₹) | Amount Spent in the Financial Year (in ₹) | Amount transferred to a Fund as specified under Schedule VII as per second proviso to subsection (5) of section 135, if any | Amount remaining to be spent in succeeding Financial Years (in ₹) | Deficiency, if any |
| 1 | FY -1 (2022-23) | - | - | - | - | - | - |
| 2 | FY-2 (2023-24) | - | - | - | - | - | - |
| 3 | FY-3 (2024-25) | - | - | - | - | - | - |
8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: No
9. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per subsection (5) of section 135: Not applicable

For and on behalf of the Board
Aurum PropTech Limited

Date: July 23, 2025
Place: Navi Mumbai

Onkar Shetye
Executive Director
DIN: 06372831

Srirang Athalye
Director and Chairman of CSR Committee
DIN: 02546964

ANNEXURE - V

Form No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2025
[Pursuant to Section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,
The Members,
Aurum PropTech Limited
Aurum Q1, Aurum Q Parc, Thane Belapur Road,
Navi Mumbai, Thane 400710, Maharashtra, India

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by M/s. Aurum PropTech Limited (CIN L72300MH2013PLC244874) (hereinafter called the 'Company'). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the M/s. Aurum PropTech Limited's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives electronically during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on March 31, 2025 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined electronically the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2025 and found them to be in order, according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent

of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') read with the notifications, guidelines and circulars issued by Securities and Exchange Board of India or Stock Exchanges in this regards, to the extent applicable to the Company:

(a) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations');

(b) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

(e) Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

(f) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

- **Not applicable to the Company during the Audit period**

(g) The Securities and Exchange Board of India (Depositories and Participant) Regulations, 2018;

(h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021;

- **Not applicable to the Company during the Audit period)**

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ANNEXURE - V (Contd.)

- and
- (i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018;
 - Not applicable to the Company during the Audit period.
 - (j) We have relied on the representations made by the Company and its officers for compliance under other laws specifically applicable to the industry to which the Company belongs, as under subject to the explanation given below.
 - a. Information Technology Act, 2000 and the rules made thereunder.

Based on the review of systems and processes adopted by the Company and the Statutory Compliance self-certification by functional head of the Company which was taken on record by the Board of Directors, there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines as per the list of such laws as mentioned above in point no. j. During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned above.

I have also examined the compliance with regard to the applicable clauses of the following and are generally complied with.

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India with respect to Board and general meetings.
- (ii) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as entered into by the Company with Bombay Stock Exchange (BSE) and National Stock Exchange of India Limited (NSEIL).

During the period under review the Company has complied with the applicable provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above subject to the following observations:

- 1) There were three instances where the Company was required to intimate the stock exchanges within thirty minutes of the conclusion of the meeting; however, the disclosures were not submitted within the prescribed timeline. The following are such instances

- The Intimation dated April 29th, 2024 pertaining to Appointment of M/s. M S K A & Associates, Chartered Accountants as the Auditor.
- The Intimation dated September 26th, 2024 pertaining to Appointment of M/s. Kirtane & Pandit LLP, Chartered Accountants as the Auditor.
- The Intimation dated October 21st, 2024, pertaining, Share Purchase Agreement entered between the Company, and Aurum Facility Management Private Limited.

I further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors including women Director.

There were no changes took place in the composition of the Board of Directors other than the reappointment of Mr. Vasant Gujarathi (DIN:06863505) as an Independent Director (w.e.f. March 03, 2025) during the period under review.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance for meetings other than those held at shorter notice, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings and Committee Meetings were carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be.

I further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further Report that, during the period under review;

- (a) The Board of Directors and the Nomination and Remuneration Committee (NRC) of the Company approved the allotment of equity shares pursuant to the 'Aurum PropTech Employee Stock Option Plan 2021' as follows.

ANNEXURE - V (Contd.)

- 53,300 Equity Shares by Board of Directors on April 29, 2024
 - 6,000 Equity Shares by NRC on July 19, 2024
 - 63550 Equity Shares by Board of Directors on October 21, 2024
 - 230,250 Equity Shares by Board of Directors on January 20, 2025
- (b) The Board of Directors at its Meeting held on April 29, 2024 approved execution of Contributor Agreement between the Company, Integrow Asset Management Private Limited (Investment Manager) and Catalyst Trusteeship Limited (Trustee) for Investment of a sum of ₹ 12.00 Crore in the Integrow Real Estate Special Situation Fund (Category II AIF).
 - (c) The Company, vide a special resolution passed at the Annual General Meeting held on September 26, 2024, approved and fixed the borrowing limits under Section 180(1)(c) of the Companies Act, 2013, authorizing the Board of Directors to borrow monies in excess of the aggregate of the paid-up

share capital, free reserves, and securities premium of the Company, up to an overall limit not exceeding ₹ 600 Crore.

- (d) The Board, at its meeting held on September 10, 2024, approved the execution of an Asset Sale Agreement among the Company, K2V2 Technologies Private Limited. (subsidiary), its promoters, Kylas Technologies Private Limited, and Beyondwalls Technologies Private Limited, for the sale of K2V2's undertakings "KYLAS" and "BEYONDWALLS". The Company resolved to increase its stake in Kylas Technologies from 44.44% to 83.67%.
- (e) The Board, at its meeting held on October 21, 2024, approved the execution of a Share Purchase Agreement with Aurum Facility Management Private Limited for the sale of 100% shareholding in Wisetechno Private Limited (wholly owned subsidiary) for a consideration of ₹ 33,97,000 (Rupees Thirty-Three lakhs Ninety-Seven Thousand only).

For **Ainesh Jethwa & Associates**
Practicing Company Secretaries
 Peer Review Certificate No. 1727/2022

Ainesh Jethwa
Proprietor
M No. ACS 27990 I COP No. : 19650
UDIN: A027990G000906395

Place: Mumbai
 Date: July 23, 2025

This report is to be read with my letter of even date which is annexed as Annexure A and forms an integral part of this report.

ANNEXURE - V (Contd.)

Annexure A

To,
The Members,
AURUM PROPTECH LIMITED
Aurum Q1, Aurum Q Parc, Thane Belapur Road,
Navi Mumbai, Thane 400710, Maharashtra, India

My report of even date is to be read along with this letter:

1.

Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express as opinion on these secretarial records based on my audit.
2.

I have followed the audit practices and process as appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the process and practices, followed by me, provide as reasonable basis of my opinion.
3.

I have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4.

Wherever required, I have obtained the Management representation about the compliance of laws and regulations and happening
5.

The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards are the responsibility of management. My examination was limited to the verification of procedures on test basis.
6.

The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **Ainesh Jethwa & Associates**
Practicing Company Secretaries
Peer Review Certificate No. 1727/2022

Ainesh Jethwa
Proprietor
M No. ACS 27990 | COP No. : 19650
UDIN: A027990G000906395

Place: Mumbai
Date: July 23, 2025

ANNEXURE - VA

Form No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2025

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
K2V2 TECHNOLOGIES PRIVATE LIMITED
(CIN: U72900PN2019PTC182955)
Sr. No. 9/6, H. No 1/2, 2nd and 3rd Floor, Near Holiday Inn,
Mhalunge, Pune-411045, Maharashtra, India

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **K2V2 TECHNOLOGIES PRIVATE LIMITED** (hereinafter called '**the Company**') for the audit period covering the financial year ended on March 31, 2025 (the '**audit period**'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2025 generally complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2025 according to the provisions of:

- i.

The Companies Act, 2013 ('**the Act**') and the Rules made thereunder;

- ii.

The Securities Contracts (Regulation) Act, 1956 ('**SCRA**') and the rules made thereunder; (**Not applicable to the Company during the audit period**);
- iii.

The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- iv.

The Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; (**Not applicable to the Company during the audit period**);
- v.

The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('**SEBI Act**'):-

(a)

The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (**Not applicable to the Company during the audit period**);

(b)

The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; (**Not applicable to the Company during the audit period**);

(c)

The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; (**Not applicable to the Company during the audit period**);

(d)

The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (**Not applicable to the Company during the audit period**);

(e)

The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (**Not applicable to the Company during the audit period**);

(f)

The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer
- 78
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ANNEXURE - VA (Contd.)

- Agents) Regulations, 1993 regarding the Companies Act and dealing with client; **(Not applicable to the Company during the audit period)**;

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(Not applicable to the Company during the audit period)**; and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not applicable to the Company during the audit period)**.
- vi. Other Applicable Laws: As informed by the management, there were no other laws specifically applicable to the Company.

We have also examined compliance with the applicable clauses of the followings:

- a. Secretarial Standards issued by the Institute of Company Secretaries of India (**‘the ICSI’**); and

b. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**‘SEBI LODR’**) - Regulation 24A for applicability of Secretarial Audit to material unlisted subsidiaries incorporated in India.

As per the representations and clarifications made to us, during the audit period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive

Directors, Non-Executive Directors and Independent Directors. There were no changes took

place in the composition of the Board of Directors during the period under review.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance for meetings other than those held at shorter notice for which necessary consents have been sought at the meeting, and a system exists for seeking and obtaining further

information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings were taken unanimously as recorded in the minutes of the meetings of the Board of Directors.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations, standards and guidelines.

We further report that during the audit period the Company had following events which had bearing on the Company’s affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc:

The members of the Company at the Annual General Meeting held on August 12, 2024 accorded its approval by way of Special Resolution for:

- a. waiver of recovery of excess managerial remuneration of ₹10,00,000/- each paid to Mr. Ketan Sabnis (DIN: 02809471) and Mr. Vinayak Katkar (DIN: 02827601), Directors of the Company, for the financial year 2023-24, which was in excess of the limits prescribed under Schedule V of the Act;

b. the payment of remuneration to Mr. Ketan Sabnis (DIN: 02809471) and Mr. Vinayak Katkar (DIN: 02827601), Directors of the Company, in excess of the limits specified in case of no profits /inadequate profits in accordance with the provisions of Schedule V of the Act or such other sum as may be permitted under the applicable provisions for a period of w.e.f. April 01, 2024 till March 31, 2025;

c. pursuant to the provisions of Section 180(l)(a) of the Companies Act 2013, read with rules made thereunder and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modifications, amendments or re-enactments thereto for the time being in force), to sell, transfer or otherwise dispose of the whole or substantially the whole of the undertakings of the Company namely ‘Kylas’ and ‘BeyondWalls’ by way of Specie Sale to Kylas Technologies Private Limited and Beyondwalls Technologies Private Limited respectively at such consideration, in such manner

ANNEXURE - VA (Contd.)

and such terms as per the terms decided in the Memorandum of Understanding executed between Aurum PropTech Limited (the Holding Company), Mr. Ketan Sabnis, Mr. Vinayak Katkar, Mr. Vikram Kotnis and the Company with effect from 30th June, 2024; and

- d. pursuant to the provisions of Section 180(l)(b) of the Companies Act 2013, read with rules made thereunder and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modifications, amendments or re-enactments thereto for the time being in force), for sale of the

undertakings of the Company namely ‘Kylas’ and ‘BeyondWalls’ to Kylas Technologies Private Limited and Beyondwalls Technologies Private Limited respectively for a consideration as per the terms decided in the Memorandum of Understanding executed between Aurum PropTech Limited (the Holding Company), Mr. Ketan Sabnis, Mr. Vinayak Katkar, Mr. Vikram Kotnis and the Company with effect from 30th June, 2024.

This Report is to be read with our letter of even date which is attached as **ANNEXURE-A** and forms an integral part of this Report.

For **MAURYA & ASSOCIATES**
COMPANY SECRETARIES
Firm Unique Code: S2019MH680700

CS Sanjay Maurya
Practicing Company Secretary
FCS No: 13622 | **COP No:** 22070
PR No: 2759/2022

UDIN: F013622G000753889
Mumbai, July 15, 2025

ANNEXURE - VA (Contd.)

ANNEXURE-A

To,
The Members,
K2V2 TECHNOLOGIES PRIVATE LIMITED
(CIN: U72900PN2019PTC182955)
Sr. No. 9/6, H. No 1/2, 2nd and 3rd Floor, Near Holiday Inn,
Mhalunge, Pune-411045, Maharashtra, India

Our report of even date is to be read along with this letter.

In accordance with the ICSI Auditing Standards (CSAS-1 to CSAS14), we wish to state as under:

1. Maintenance of Secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these Secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the processes and practices we followed proved a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of account of the Company.
4. Wherever required, we have obtained the Management Representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **MAURYA & ASSOCIATES**
COMPANY SECRETARIES
Firm Unique Code: S2019MH680700

UDIN: F013622G000753889
Mumbai, July 15, 2025

CS Sanjay Maurya
Practicing Company Secretary
FCS No: 13622 | **COP No:** 22070
PR No: 2759/2022

ANNEXURE - VB

Form No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2025

*[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]*

To,
The Members,
HELLOWORLD TECHNOLOGIES INDIA PRIVATE LIMITED
(CIN: U72200KA2019PTC122146)
556, Tattvam, 14th Main Road, 7th Sector, HSR Layout,
Bangalore South, Bangalore 560102, Karnataka, India

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **HELLOWORLD TECHNOLOGIES INDIA PRIVATE LIMITED** (hereinafter called '**the Company**') for the audit period covering the financial year ended on March 31, 2025 (the '**audit period**'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2025 generally complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2025 according to the provisions of:

- i. The Companies Act, 2013 ('**the Act**') and the Rules made thereunder;
- ii. The Securities Contracts (Regulation) Act, 1956 ('**SCRA**') and the rules made thereunder; (**Not applicable to the Company during the audit period**);
- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder; (**Not applicable to the Company during the audit period**);
- iv. The Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; (**Not applicable to the Company during the audit period**);
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('**SEBI Act**'):-
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (**Not applicable to the Company during the audit period**);
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; (**Not applicable to the Company during the audit period**);
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; (**Not applicable to the Company during the audit period**);
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (**Not applicable to the Company during the audit period**);
 - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (**Not applicable to the Company during the audit period**);

ANNEXURE - VB (Contd.)

- (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; **(Not applicable to the Company during the audit period)**;
- (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(Not applicable to the Company during the audit period)**; and
- (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not applicable to the Company during the audit period)**.
- vi. Other Applicable Laws: As informed by the management, there are no other laws specifically applicable to the Company.

We have also examined compliance with the applicable clauses of the followings:

- a. Secretarial Standards issued by the Institute of Company Secretaries of India (**'the ICSI'**); and
- b. Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**'SEBI LODR'**) for applicability of Secretarial Audit to material unlisted subsidiaries incorporated in India.

As per the representations and clarifications made to us, during the audit period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. There were no changes took place in the composition of the Board of Directors during the period under review.

UDIN: F013622G000753889
Mumbai, July 15, 2025

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance for meetings other than those held at shorter notice for which necessary consents have been sought at the meeting, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings were taken unanimously as recorded in the minutes of the meetings of the Board of Directors.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations, standards and guidelines.

We further report that during the audit period the Company had following events which had bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc:

The members of the Company in the Annual General Meeting held on September 17, 2024 accorded its approval by way of Special Resolution for waiver of recovery of excess managerial remuneration of ₹ 12,00,000/- paid to Mr. Jitendra Jagadev (DIN: 03469330), Director of the Company, for the financial year 2023-24, which was in excess of the limits prescribed under Schedule V of the Act and to the payment of remuneration to him, in excess of the limits specified in case of no profits /inadequate profits in accordance with the provisions of Schedule V of the Act or such other sum as may be permitted under the applicable provisions for a period of w.e.f. April 01, 2024 till March 31, 2027.

This Report is to be read with our letter of even date which is attached as ANNEXURE-A and forms an integral part of this Report.

For **MAURYA & ASSOCIATES**
COMPANY SECRETARIES
Firm Unique Code: S2019MH680700

CS Sanjay Maurya
Practicing Company Secretary
FCS No: 13622 | **COP No:** 22070
PR No: 2759/2022

ANNEXURE - VB (Contd.)

ANNEXURE-A

To,

The Members,
HELLOWORLD TECHNOLOGIES INDIA PRIVATE LIMITED
(CIN: U72200KA2019PTC122146)
556, Tattvam, 14th Main Road, 7th Sector, HSR Layout,
Bangalore South, Bangalore 560102, Karnataka, India

Our report of even date is to be read along with this letter.

In accordance with the ICSI Auditing Standards (CSAS-1 to CSAS-4), we wish to state as under:

1. Maintenance of Secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these Secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the processes and practices we followed proved a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of account of the Company.
4. Wherever required, we have obtained the Management Representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **MAURYA & ASSOCIATES**
COMPANY SECRETARIES
Firm Unique Code: S2019MH680700

CS Sanjay Maurya
Practicing Company Secretary
FCS No: 13622 | **COP No:** 22070
PR No: 2759/2022

UDIN: F013622G000753713
Mumbai, July 15, 2025

ANNEXURE - VI

Particulars of energy conservation, technology absorption, foreign exchange earnings and outgo required under the Companies (Accounts) Rules, 2014:

(a) **Conservation of energy:** considering the nature of the business of the Company, energy costs constitute a small portion of the total cost and there is not much scope for energy conservation.

(i)	the steps are taken or impact on the conservation of energy.	Not Applicable
(ii)	the steps taken by the Company for utilizing alternate sources of energy	
(iii)	the capital investment in energy conservation equipment's	

(b) **Technology absorption:**

(i)	the efforts made towards technology absorption	Not Applicable
(ii)	the benefits derived like product improvement, cost reduction, product development, or import substitution	
(iii)	in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-	
	(a) the details of technology imported	
	(b) the year of import	
	(c) whether the technology has been fully absorbed	Nil
	(d) if not fully absorbed, areas where absorption has not taken place, and the reasons thereof	
(iv)	the expenditure incurred on Research and Development	Nil

(c) **Foreign exchange earnings and outgo**

Total foreign exchange used and earned by Aurum PropTech Limited

	Year ended March 31, 2024	Year ended March 31, 2023
Exchange used	19.28	11.00
Exchange earned	Nil	Nil

CORPORATE GOVERNANCE REPORT

INTRODUCTION:

A Report on compliance with the principles of Corporate Governance as prescribed by The Securities and Exchange Board of India (SEBI) in terms of Regulation 34 read with Chapter IV and Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 [SEBI Listing Regulations] and the report contains the details of Corporate Governance systems and processes at Aurum PropTech Limited.

COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

Aurum PropTech Limited ("the Company") is committed to strong corporate governance, believing it drives sustainable growth and long-term stakeholder value. The Company conducts its business ethically, transparently, and responsibly, adhering to legal and regulatory standards while upholding the highest corporate ethics.

Aurum PropTech's Governance structure broadly comprises of the Board of Directors and the Committees of the Board at the apex level and the Management structure at the operational level. The Board sets out the overall corporate objectives and provides direction and independence to the management to achieve these objectives for value creation through sustained growth. The Board seeks accountability of the management in creating long-term sustainable growth to ensure that the aspirations of stakeholders are fulfilled thereby bringing about an enabling environment for value creation through sustainable and profitable growth.

CORPORATE GOVERNANCE STRUCTURE, POLICIES AND PRACTICES

Aurum PropTech has a well-defined policy framework, inter alia consisting of the following:

- Code of Conduct for Directors and Senior Management Personnel
- Code of fair disclosures of unpublished price sensitive information

- Code of Conduct for Prohibition of Insider Trading
- Code of Ethics for all Employees
- Nomination and Remuneration Policy for Directors and KMP
- Corporate Social Responsibility Policy
- Policy on Related Party Transactions
- Policy On Materiality of Related Party Transactions
- Policy for determining Material Subsidiaries
- Whistle Blower Policy
- Policy on Archival of Disclosures
- Policy on Board Diversity
- Policy on evaluation of performance of directors
- Familiarisation Programme for Independent Directors
- Policy on prevention of Sexual Harassment at workplace
- Policy on Disclosure of Material Events
- Information Technology Backup & Recovery Policy
- Information Technology Asset Management Policy

A. BOARD OF DIRECTORS ("THE BOARD")

a. Size and Composition of the Board

The Board of Directors as on March 31, 2025, comprised of 6 (six) Directors with an optimum combination of Executive Director and Non-Executive Directors. i.e. One Executive Director, two Non-Executive Directors and three Non-Executive Independent Directors, including one Woman Independent Director.

The Board Members are not related to each other, and the number of Directorships/Committee memberships held by Executive and Non-Executive Independent Directors are within the permissible limits under SEBI (LODR), Regulations, 2015 and Companies Act, 2013.

CORPORATE GOVERNANCE REPORT (Contd.)

The details of each member of the Board as on March 31, 2025, along with the number of directorship(s)/committee membership(s) held by Directors in companies other than the Company along with all other requisite information are given herein below.

None of the Director(s) on the Board:

- holds directorships in more than ten public companies.
- serves as Director or as Independent Director in more than seven listed entities.

and The Whole-Time director does not serve as an Independent Director in any listed entity.

Name of the Director & DIN	Designation	Original Date of Appointment	Directorship in other Indian Companies	Position held in Committees of the Board of other Indian Companies		Share holding as on March 31, 2025
				As Chair -person	As Member	
Mr. Vasant Gujarathi (DIN: 06863505)	Non-Executive Independent Director	March 03, 2020	5	2	2	NIL
Mr. Ajit Joshi (DIN: 08108620)	Non-Executive Independent Director	July 23, 2021	1	NIL	NIL	NIL
Dr. Padma Deosthali (DIN: 09250994)	Non-Executive Independent Director	July 23, 2021	2	NIL	NIL	NIL
Mr. Ramashrya Yadav (DIN: 00145051)	Non-Executive Director	July 23, 2021	6	NIL	NIL	47,900
Mr. Srirang Athalye (DIN: 02546964)	Non- Executive Director	May 04, 2021	17	NIL	1	1,23,152
Mr. Onkar Shetye (DIN: 06372831)	Executive Director	May 04, 2021	5	NIL	NIL	39,474

Notes:

- 1) Directorships in other companies include public companies only.
- 2) Number of directorships of the Directors are within the permissible limits as prescribed under Section 165 of the Act and Regulation 17A of SEBI Listing Regulations.
- 3) Necessary disclosures regarding changes in Committee positions, if any, have been made by all the Directors during the year under review. None of the Director is a member of more than ten Committees or Chairman/ Chairperson of more than five Committees across all Indian Public limited companies. For this purpose, only Audit Committee and Stakeholders’ Relationship Committee has been considered as required under Regulation 26(1) of the SEBI Listing Regulations.
- 4) The Company has not issued any convertible instruments.

CORPORATE GOVERNANCE REPORT (Contd.)

List of Directorship in other Listed Entities

Name of the Director	Name of other Listed Entity	Category of Directorship
Mr. Vasant Vitthaldas Gujarathi (DIN: 06863505)	S H Kelkar and Company Limited (CIN: L74999MH1955PLC009593)	Independent Director
Mr. Ajit Joshi (DIN: 08108620)	None	Not Applicable
Dr. Padma Deosthali (DIN: 09250994)	None	Not Applicable
Mr. Ramashrya Yadav (DIN: 00145051)	None	Not Applicable
Mr. Srirang Athalye (DIN: 02546964)	None	Not Applicable
Mr. Onkar Shetye (DIN: 06372831)	None	Not Applicable

b. Attendance of the Directors at Board Meetings and Annual General Meeting (“AGM”)

During the year ended March 31, 2025, Six Board meetings were held April 29, 2024, July 19, 2024, September 10, 2024, September 25, 2024, October 21, 2024, January 20, 2025, and the gap of between two meetings did not exceed one hundred and twenty days. The Board Meetings are prescheduled, and adequate notice is given to the Board members. The necessary quorum was present for all the meetings.

Board Meetings are generally held at the registered office of the Company either through video conference or through physical presence.

Attendance of the Directors at Board meetings held during the Financial Year (FY) 2024-25 and AGM held on September 26, 2024, is given below.

Name of the Director	Attendance at	
	Board Meeting	Last AGM
Mr. Vasant Gujarathi (DIN: 06863505)	6/6	Present
Mr. Ajit Joshi (DIN: 08108620)	6/5	Present
Mrs. Padma Deosthali (DIN: 09250994)	6/6	Present
Mr. Ramashrya Yadav (DIN: 00145051)	6/5	Absent
Mr. Srirang Athalye (DIN: 02546964)	6/6	Present
Mr. Onkar Shetye (DIN: 06372831)	6/6	Present

c. Skills, Expertise and Competence of the Board of Directors

The Board comprises qualified and experienced members who possess required skills, expertise and competencies that allow them to make effective contributions to the Board and its Committees.

CORPORATE GOVERNANCE REPORT (Contd.)

The following skills/expertise/competencies have been identified for the effective functioning of the Company and are currently available with the Board:

- Information Technology
- Financial Acumen
- Strategic Management
- Mergers and Acquisitions
- Market Understanding
- Board Governance

All the Board members possess the skills and core expertise.

Considering size and nature of business of the Company and its material subsidiary, the Directors possess one or more skills, expertise and competencies as mentioned below

Skill/Expertise/Competencies	Description	Name of the Director
Information Technology	Significant experience and knowledge in technology industry to identify opportunities & threats for the Company's core business and ability to review the competitive business strategies.	• Mr. Onkar Shetye
Financial Acumen	Ability to evaluate and analyze the Company's financial performance, experience in financial management and financial reporting processes.	• Mr. Vasant Gujarathi • Mr. Srirang Athalye • Mr. Ramashrya Yadav
Mergers and Acquisitions	Ability to evaluate potential target in line with the Company's strategy, appropriate valuation of transaction and operational integration structure with the Company's culture.	• Mr. Srirang Athalye • Mr. Ramashrya Yadav • Mr. Ajit Joshi
Strategic Management	Ability to think strategically, identify and access strategic opportunities and threats.	• Mr. Srirang Athalye • Mr. Ramashrya Yadav
Market Understanding	Understanding of Real estate market trends and dynamics	• Onkar Shetye • Srirang Athalye
Board Governance	Ability to contribute to the Board's role towards setting & upholding the highest standards of governance & ethics, integrity and protection of shareholders' interests.	• Mr. Vasant Gujarathi • Mr. Ramashrya Yadav • Mr. Srirang Athalye • Dr. Padma Deosthali

d. Familiarization Programme for Independent Directors

In order to familiarize the Independent Directors with the business of the Company, an appropriate induction program for new Directors and an ongoing familiarization program for the Independent Directors were conducted by the Company. The details of the said familiarization program are available on the Company's website at the web link <https://www.aurumproptech.in/investor/policies>. Further, regular updates are provided to the Board by the Company's Senior Management in the

areas of operations, industry trends, regulatory compliances, competition, strategy and future outlook.

At the time of appointment/re-appointment, a formal letter of appointment/re-appointment is issued to every Director, including an Independent Director. The letter of the appointment, inter alia, explains role, functions, duties and responsibilities as a Director of the Company under various provisions of the Act and the SEBI Listing Regulations. Format of the letter of appointment is available on the Company's website at weblink <https://www.aurumproptech.in/investor/policies>.

CORPORATE GOVERNANCE REPORT (Contd.)

The aforesaid programs help the Directors to understand the Company, its business and the regulatory framework in which the Company operates and equip them to effectively fulfil their role as a Director of the Company.

e. Meeting of Independent Directors

The Independent Directors of the Company met once in Financial Year , without the attendance of non-independent directors and members of the Management. In the said meeting, the Independent Directors reviewed the matters as stated in the SEBI Listing Regulations and as per the Act. Action items, if any, are communicated and tracked to closure, to the satisfaction of Independent Directors.

f. Confirmation from the Board from Directors

The Independent Directors have furnished declarations that they meet the criteria of independence as laid down under Section 149(6) of the Act and Regulation 16(1) (b) of the SEBI Listing Regulations. In terms of Regulation 25(8) of SEBI Listing Regulations, they have confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties. The maximum tenure of Independent Directors is in compliance with the Companies Act, 2013 ("the Act") and the Listing Regulations. The Independent Directors have also confirmed that they have registered themselves in the databank of persons offering to become Independent Directors.

Every Independent Director, at the first meeting of the Board in which he participates as a Director and thereafter at the first meeting of the Board in every financial year, gives a declaration that he meets the criteria of independence and submits the declaration regarding the status of holding other directorship and membership as provided under law.

Based on the intimations/disclosures received from the Directors periodically, none of the Director is a Director in more than 10 public limited companies (as specified in section 165 of the Act) and Director in more than 7 listed entities (as specified in Regulation 17A of the Listing Regulations, 2015) or acts as an Independent Director (including any alternate

directorships) in more than 7 listed companies or 3 equity listed companies in case he/she serves as a Whole-time Director/Managing Director in any listed company (as specified in Regulation 17A of the Listing Regulations, 2015). Further, none of the Directors on the Board is a member of more than 10 Committees and Chairperson of more than 5 Committees (as specified in Regulation 26 of the Listing Regulations, 2015), across all the Indian public limited companies in which he/she is a Director.

Further, the Independent Directors have included their names in the data bank of Independent Directors maintained with the Indian Institute of Corporate Affairs in terms of Section 150 of the Act read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014. Further, none of the Independent Directors serve as Non-Independent Director of any company on the Board of which any of the Non-Independent Director is an Independent Director.

The Board of Directors be and hereby confirm that in the opinion of the Board, the Independent Directors fulfil the conditions specified by the Listing Regulations, 2015 and they are independent of the management.

g. Disclosure of relationship between Directors inter-se

None of the Directors are related to any other Director of the Company.

h. Conflict of Interests

Each Director informs the Company on an annual basis about the Board and the Committee positions he occupies in other companies including Chairmanships and notifies changes during the year. The Members of the Board while discharging their duties, avoid conflict of interest in the decision-making process. The Members of the Board restrict themselves from any discussions and voting in transactions in which they have concern or interest.

B. COMMITTEES OF THE BOARD

The Board has constituted the following committees and laid out terms of reference for each committee.

CORPORATE GOVERNANCE REPORT (Contd.)

- (i) Audit Committee
- (ii) Nomination and Remuneration Committee
- (iii) Investors’ Grievances and Stakeholders’ Relationship Committee
- (iv) Corporate Social Responsibility Committee
- (v) Executive Investment Committee

Mrs. Sonia Jain acted as secretary to all the committees constituted by the Board.

(i) Audit Committee

The powers, role and terms of reference of the Audit Committee cover the areas as contemplated under Regulation 18 of the SEBI Listing Regulations and Section 177 of the Act, as applicable along with other terms as referred by the Board of Directors.

The extract of primary terms of reference, inter alia, include:

- (a) Oversight of the Company’s financial reporting process and disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
- (b) Recommendation for appointment, remuneration and terms of appointment of auditors;
- (c) Review, with the management, of the annual financial statements and Auditor’s report thereon before submission to the Board for approval, with particular reference to following:
 - Matters required to be included in the Director’s Responsibility Statement to be included in the Board’s Report in terms of Section 134(3)(c) of the Companies Act, 2013;
 - Any changes in accounting policies & practices and reasons for the same;
 - Major accounting entries involving estimates based on the exercise of judgment by the management;

- Significant adjustments made in the financial statements arising out of audit findings;
- Compliance with listing and other legal requirements relating to financial statements;
- Disclosure of any related party transactions;
- Modified opinion(s), if any, in the draft audit report
- (d) Review and monitoring of the auditor’s independence & performance and effectiveness of audit process;
- (e) Approval or any subsequent modification of related party transactions of the Company;
- (f) Evaluation of Internal Financial Controls and Risk Management Systems/Policies;
- (g) Review the functioning of the Whistle-Blower Mechanism;
- (h) Approve policies in relation to the implementation of the Insider Trading Code and supervise implementation of the same.

The Statutory Auditors of the Company are invited to attend and participate in the meetings of the Audit Committee.

Details of composition, meetings held and attendance during 2024-25

The Committee met five times during the year on April 29, 2024, July 19, 2024, September 25, 2024, October 21, 2024 and January 20, 2025.

Name of the Member	Category	Number of meetings attended
Mr. Vasant Gujarathi (Chairman)	Independent Director	5/5
Mr. Ajit Joshi	Independent Director	5/5
Mr. Srirang Athalye	Non- Executive Director	5/5

CORPORATE GOVERNANCE REPORT (Contd.)

(ii) Nomination and Remuneration Committee

The Nomination and Remuneration Committee of the Company is constituted in line with the provisions of Regulation 19 of the SEBI Listing Regulations, 2015 read with Section 178 of the Act.

The primary terms of reference, inter alia, include:

- (a) To formulate criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy relating to the remuneration of the directors, key managerial personnel and other employees;
- (b) For every appointment of an independent director, the Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description.

For the purpose of identifying suitable candidates, the Committee may:

- a. use the services of an external agencies, if required;
- b. consider candidates from a wide range of backgrounds, having due regard to diversity; and
- c. consider the time commitments of the candidates.
- (c) To formulate criteria for evaluation of performance of Independent Directors and the Board of Directors;
- (d) To identify persons who are qualified to become Director or who may be appointed in senior management of the Company in accordance with the criteria laid down and recommend to the Board their appointment and removal;

- (e) To ascertain whether to extend or continue the term of appointment of the Independent Director, on basis of performance evaluation report of Independent Directors;
- (f) Recommend to the board, the remuneration of the Directors, Key Managerial Personnel and other employees and in whatever form payable to senior management.
- (g) Oversee familiarization programs for Directors.
- (h) Undertake any other matters as the Board may decide from time to time.

Details of composition, meetings held and attendance during 2024-25

The Nomination and Remuneration Committee met twice during the year on April 26, 2024 and July 19, 2024.

Name of the Member	Category	Number of meetings attended
Mr. Ajit Joshi (Chairman)	Independent Director	2/2
Mr. Vasant Gujarathi	Independent Director	2/2
Mr. Srirang Athalye	Non- Executive Director	2/2

During the year, performance evaluation exercise of the Board as a whole, Board Committees and Peer Evaluation of the Directors were carried out by following internal methodology, details of which are provided in the Board of Directors’ Report.

Criteria of Performance Evaluation of Independent Directors

- i. Independent Directors are expected to bring in objectivity and independent view during the Board’s deliberations relating to the Company’s strategy, performance and risk management and ensure the highest standards of financial probity and corporate governance.

CORPORATE GOVERNANCE REPORT (Contd.)

- ii. Independent Directors are also expected to commit and allocate sufficient time to meet the expectations of their role, to the satisfaction of the Board.
- iii. Conflict of Interest: The Independent Directors shall not involve themselves in situations which directly or indirectly may conflict with the interests of the Company. It is accepted and acknowledged that they may have business interests, other than those of the Company. As a precondition to their appointment as Independent Directors, they are required to declare their directorships and interest to the Board, in writing in the prescribed format, at the time of their appointment.
- iv. The performance evaluation criteria for Independent Directors are determined by NRC. An indicative list of Factors on which evaluation carried was carried out includes participation and contribution by director, commitment, effective deployment of knowledge and expertise, integrity and maintenance of confidentiality, and independence of behavior and judgement.

(iii) Investors’ Grievances and Stakeholders’ Relationship Committee

The Investors’ Grievances and Stakeholders Relationship Committee of the Company is constituted in line with the provisions of Regulation 20 of the SEBI Listing Regulations, 2015 read with Section 178 of the Act.

The Investors’ Grievances and Stakeholders Relationship Committee is responsible for the satisfactory redressal of investor complaints and recommends measures for overall improvement in the quality of investor services.

The terms of reference, inter alia, include:

- (a) Review and resolve the grievances of the security holders of the Company including complaints related to transfer/ transmission of shares, non-receipt of

annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.

- (b) Review measures taken for effective exercise of voting rights by shareholders.
- (c) Review the adherence to the service standards adopted by the listed entity in respect of various services being rendered by the Registrar & Share Transfer Agent.
- (d) Review the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely payment of dividend/dispatch of annual reports/ statutory notices to the shareholders of the Company.

Details of composition, meetings held and attendance during 2024-25

The Investors’ Grievances and Stakeholders Relationship Committee met once during the year on April 26, 2024.

Name of the Member	Category	Number of meetings attended
Mr. Ramashrya Yadav (Chairman)	Non-Executive Director	1/0
Mr. Ajit Joshi	Non-Executive Independent Director	1/1
Mr. Onkar Shetye	Executive Director	1/1

Your Company has designated e-mail ID, investors@aurumproptech.in for the redressal of any shareholders’ related grievances exclusively for the purpose of registering service requests by members/stakeholders. Your Company has also displayed the said e-mail ID under the Investors section on the website at weblink <https://www.aurumproptech.in/investor/investor-faqs> and other relevant details prominently for investors/shareholders’ awareness.

CORPORATE GOVERNANCE REPORT (Contd.)

Nature of Complaints and Redressal Status:

Investor Complaint	No. of complaints including through SEBI SCORES platform
Complaints pending at the beginning of the 2024-25	0
Number of Complaints received during the 2024-25	3
Number of Complaints redressed during the 2024-25	3
Complaints pending at the end of the 2024-25	0

All requests were resolved to the satisfaction of shareholders.

(iv) Corporate Social Responsibility Committee (CSR Committee)

The Board has constituted the CSR Committee as per the requirement of the Companies Act, 2013 along with applicable rules.

The terms of reference, inter alia, include:

- (a) Formulation and recommendation to the Board, a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Companies Act, 2013.
- (b) To identify the areas of CSR activities and recommend the amount of expenditure to be incurred on such activities.
- (c) To coordinate with such other agency for transparent monitoring mechanisms, implementing programs and executing initiatives as per CSR policy and shall review the performance of such other agency periodically.
- (d) To report regularly to the Board.

Details of composition, meetings held and attendance during 2024-25

The Corporate Social Responsibility Committee met once during the year on April 26, 2024.

Name of the Member	Category	Number of meetings attended
Mr. Srirang Athalye (Chairman)	Non- Executive Director	1/1
Mr. Ramashrya Yadav	Non-Executive Director	1/0
Mr. Vasant Gujarathi	Independent Director	1/1
Mrs. Padma Deosthali	Independent Director	1/1

(v) Executive Investment Committee

The Executive Investment Committee is formed to exercise such powers as specified in clauses (d) to (f) of sub-section 2 of Section 179 of the Companies Act, 2013. The Committee reports and note the matters approved/transacted, on a quarterly basis or subsequent board meeting whichever is earlier.

The terms of reference, inter alia, include:

- To approve the opening/operation/closing of bank accounts and authorization to persons to operate the same.
- To approve revisions to authorized signatories of the Company.
- To approve the issuance of letters of authority/powers of attorney on behalf of the Company.
- To take decisions on other administrative matters.
- To review proposals related to acquisitions, divestments and business restructuring proposals.
- To delegate any one or more of its powers as the Executive Investment Committee may deem fit.

CORPORATE GOVERNANCE REPORT (Contd.)

The terms of reference of all the above committees are available on the website <https://www.aurumproptech.in/investor>

Details of composition, meetings held and attendance during 2024-25

The Executive Investment Committee was constituted on October 30, 2021 and consists of five (5) members:

The Committee met two times during the year on April 10, 2024 and March 01, 2025.

Name of the Member	Category	Number of meetings attended
Mr. Ajit Joshi (Chairman)	Independent Director	1/2
Mr. Ramashrya Yadav	Non-Executive Director	2/2

C. SENIOR MANAGEMENT:

Particulars of senior management including the changes therein since the close of the previous financial year:

Sr no.	Name	Designation	Function	Date of appointment	Date of cessation
1	Kunal Karan	Chief Financial Officer	Finance	June 01, 2015	-
2	Sonia Jain	Company Secretary	Legal and Compliance	June 01, 2022	-
3	Sonia Jain	Compliance Officer		February 17, 2023	-
4	Sachin Gharat*	Program Manager	Technology	May 25, 2021	
5	Hirenkumar Ladva#	EVP-Investment	Investment Management	April 04, 2022	-
6	Himanshu Thosar	Chief Digital Officer	IT Infrastructure	April 17, 2023	-

*Mr. Sachin Gharat resigned w.e.f July 31, 2025.

#Hirenkumar Ladva elevated as CEO in Bonds Brain Technologies Private Limited (Wholly Owned Subsidiary) w.e.f March 13, 2025

D. REMUNERATION PAID TO DIRECTORS DURING THE FY ENDED MARCH 31, 2025

(i) During the year, there was no pecuniary relationship or transaction between the Company and any of its Non-Executive Director/Independent Directors apart from sitting fees for attending meetings of the Board and Committees.

(ii) Criteria for making payment to Non-Executive/Independent Directors

All the Independent Directors are Independent of management and free from any business or other relationship that could materially influence their judgment. All the independent directors satisfy the criteria of independence as defined under Regulation 16 (1) (b) of SEBI Listing Regulations.

The criteria for making payment to Non-Executive/Independent Directors is available on the website of the Company at the web link <https://www.aurumproptech.in/investor/policies>.

Non-Executive/Independent Directors were only paid sitting fees for attending Board and Board Committee meetings for the 2024-25. None of the Non-Executive Independent Directors held any share in the Company.

Name of the Member	Category	Number of meetings attended
Mr. Onkar Shetye	Executive Director	2/2
Mr. Srirang Athalye	Non-Executive Director	2/2
Mr. Kunal Karan	Chief Financial Officer	2/2

COMMITTEE MINUTES

Minutes of all the Committees of the Board are prepared by the Secretary of the Committee, approved by the Chairman of the Meeting, entered in their respective Minutes Book within stipulate time frame, circulated to the Board in the Agenda for the succeeding meeting, adopted and taken on record.

CORPORATE GOVERNANCE REPORT (Contd.)

The sitting fees [Remuneration] paid to the Non-Executive/Independent Directors during the 2024-25 are as below:

Sr. No.	Name	Category	Sitting Fees (in lakhs)	Stock Options (ESOP) Exercised
1	Vasant Gujarathi	Independent Director	8.00	Nil
2	Ajit Joshi	Independent Director	7.75	Nil
3	Padma Deosthali	Independent Director	4.50	Nil
4	Ramashrya Yadav	Non-Executive Director	4.25	Nil
5	Srirang Athalye	Non-Executive Director	8.00	Nil

(iii) Remuneration paid to Executive Directors

The appointment and remuneration of all the Executive Director of the Company is governed by the recommendation of the Nomination and Remuneration Committee; Resolutions passed by the Board of Directors and Shareholders of the Company.

The remuneration package of all the Executive Directors comprises salary, perquisites allowances and Performance linked incentives and other Retirement Benefit Funds as approved by the shareholders at the General Meetings. Annual increments are linked to performance and are decided by the Nomination and Remuneration Committee and recommended to the Board for approval thereof.

The remuneration policy is directed towards rewarding performance, based on review of achievements. It is aimed at attracting and retaining high-caliber talent. The Nomination and Remuneration Policy is displayed on the Company's website at the web link <https://aurumproptech.in/investor/policies/>

The remuneration paid to the Executive Directors during the 2024-25 is as below:

Name of Director and Designation	Salary	Commission	Gratuity	Bonus	Pension	Performance linked incentives	Performance criteria	Notice Period/ service contracts	Stock Options
Onkar Shetye (Executive Directors)	53,13,000	-	As per Rules of the Company	-	-	15,93,900	Performance criteria is based on the performance of the Director and as may decided by the Board from time to time.	Three months	*51,97,548

*Mr. Onkar Shetye has exercised 70,000 ESOPs during the FY 2024-25.

E. GOVERNANCE TO SHAREHOLDERS

1. AGM held during last three years

FY	Details of date, day, time and venue of AGM	Summary of Special Resolution(s) passed
2023-24	Date: September 26, 2024 Day: Thursday, Time: 02:00 P.M. Venue: Through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM")	i. Re-appointment of Mr. Vasant Gujarathi (DIN: 06863505) as an Independent Director of the Company ii. Approve the borrowing limits in excess of the Paid-up Share Capital, Free Reserves and Securities Premium of the Company pursuant to 180(1)(c) of the Companies Act, 2013

CORPORATE GOVERNANCE REPORT (Contd.)

FY	Details of date, day, time and venue of AGM	Summary of Special Resolution(s) passed
		iii. Approval in respect of waiver of excess managerial remuneration of Mr. Onkar Shetye (DIN: 06372831), Executive Whole Time Director and waiver of excess remuneration of Mr. Srirang Athalye (DIN: 02546964), pursuant to exercise of stock options
		iv. To approve revision of remuneration to Executive and Non-Executive Directors of the Company by way of exercise of stock options
2022-23	Date: September 28, 2023 Day: Thursday, Time: 02:00 P.M. Venue: Through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM")	i. Approve the variation in the estimated amount of objects of rights issue proceeds.
2021-22	Date: September 29, 2022 Day: Thursday, Time: 02:00 P.M. Venue: Through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM")	i. Increase in limits for raising of funds by way of issue of securities including but not limited to Equity Shares and/ or any other securities convertible into or exchangeable with Equity Shares and/or Non-Convertible Debentures with or without warrants through Rights Issue/Further Public Offer/Qualified Institutions Placement (QIP)/ Preferential Issue or through any other permissible mode or a combination thereof, as may be permitted under applicable laws, subject to the approval of the members of the Company, if required and other appropriate approvals, the existing limit from ₹ 6,00,00,00,000/- (Rupees Six Hundred Crore Only) to ₹ 10,00,00,00,000 (Rupees One Thousand Crore Only). ii. Increasing the limits applicable for making investments from ₹ 3,00,00,00,000/- (Rupees Three Hundred Crore Only) to ₹ 6,00,00,00,000/- (Rupees Six Hundred Crore Only) and for extending loans and giving guarantees or providing securities in connection with loans to any Person or other Body Corporate from ₹ 3,00,00,00,000/- (Rupees Three Hundred Crore Only) to ₹ 6,00,00,00,000/- (Rupees Six Hundred Crore Only). iii. Approve the borrowing limits in excess of the Paidup Share Capital, Free Reserves and Securities Premium of the Company pursuant to 180 (1) (c) of the Companies Act, 2013. iv. Approve the creation of charges on the assets of the Company under Section 180(1)(a) of the Companies Act, 2013 to secure the borrowings made/to be made under section 180(1)(c) of the Companies Act, 2013. v. Approve the Issuance of ESOP to the employees of the Subsidiary/ies of the Company. vi. Approve the change in objects of rights issue proceeds.

2. Whether Special resolutions were put through Postal Ballot last year? No
3. During the year under review, Extraordinary General Meeting of the members of the Company was convened on October 19, 2024

CORPORATE GOVERNANCE REPORT (Contd.)

VI. COMMUNICATION WITH THE SHAREHOLDERS

- (i) **Financial Results**
The quarterly Financial Results of the Company are published in accordance with the requirements of the SEBI Listing Regulations.
- (ii) **Newspapers wherein results are normally published**
The Board of Directors of the Company approves the quarterly, half yearly and annual financial results in the format prescribed under Regulation 33 of the SEBI Listing Regulations. The approved financial results are submitted to the Stock Exchanges within the prescribed time. The financial results and other statutory notices are published in newspapers Financial Express (English), Mumbai Lakshadeep (Marathi), Freepress Journal (English), and Navshakti (Marathi)
- (iii) **Any website, where displayed**
The Company's website has a separate section where the shareholders' information is available. The financial results are also displayed on the Company's website at <https://aurumproptech.in/investor/financial-information/quarterly-earnings/>. Annual reports of the Company are also available on the website in a user-friendly and downloadable form. Other information relating to quarterly shareholding pattern, quarterly corporate governance report are available on the Company's website at the web link <https://www.aurumproptech.in/investor/cg-report>.
- (iv) **Whether it also displays official news releases**
Official news releases are displayed on the Company's website: <https://aurumproptech.in/investor/news-press-releases/>.
- (v) **Earning conference calls and presentations to Institutional Investors/Analysts**
During the 2024-25, audio recordings and transcript of the meetings available on the Company's website at the web link <https://aurumproptech.in/investor/financial-information/quarterly-earnings/>. No unpublished price sensitive information is discussed in the meetings with institutional investors and financial analysts.

(vi) **Annual Report**

Annual Report containing, inter alia, Audited Annual Accounts, Consolidated Financial Statements Director's Report, Auditor's Report and other important information is circulated to members and others entitled thereto. The Management Discussion and Analysis Reports forms part of the Annual Reports and is displayed on the Company's website at the web link <https://aurumproptech.in/investor/financial-information/annual-reports/>

(vii) **SEBI Complaints Redress System (SCORES)**

The investor complaints are processed in a centralised web-based complaints redress system. The salient features of this system are: Centralized database of all complaints, online upload of Action Taken Reports (ATRs) by concerned companies and online viewing by investors of actions taken on the complaint and its current status.

VII. GENERAL SHAREHOLDERS' INFORMATION

- (i) **Twelfth AGM**
Twelfth AGM of the Company for the 2024-25 is scheduled to be held on, September 23, 2025 at 2:00 P. M. through Video Conferencing (VC)/Other Audio Visual Means (OAVM) mode.
- (ii) **Financial Year (FY)**
The Company follows April-March as the FY.

Tentative Calendar for FY ending March 31, 2025-26

The tentative dates of the meeting of the Board of Directors for consideration of quarterly/annual financial results are as follows.

For the quarter ending	Tentative Date of Announcement of financial results (subject to change)
June 30, 2025	July 15, 2025
September 30, 2025	On or before November 14, 2025
December 31, 2025	On or before February 14, 2026
March 31, 2026	On or before May 30, 2026



CORPORATE GOVERNANCE REPORT (Contd.)

Annual General Meeting for the Year ending March 31, 2025: On or before September 30, 2025.

(iii) Dividend

During the year no dividend was declared by the Company.

(iv) Listing on Stock Exchanges

Equity Shares:

1. Name: BSE Limited

Address: Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai – 400 001

Stock Code: 539289 and 890168

2. Name: National Stock Exchange of India Limited

Address: Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla

Complex, Bandra (East), Mumbai – 400 051.

Stock Code: AURUM and AURUMPP1

(v) Listing Fees payment:

The Company has paid listing fees to the Stock Exchanges for the FY 2025-26.

(vi) Payment of Depository Fees

Annual Custody/Issuer fee is being paid by the Company within the due date based on invoices received from the Depositories.

Shareholding as on March 31, 2025**(ix) Distribution of Shareholding as on March 31, 2025**

Distribution Schedule - Consolidated As on 31-03-2025					
Category (Amount)	No. of Cases	% of Cases	Total Shares	Amount	% of Amount
01-5,000	59,768	95.874238	53,58,910	2,67,94,550	7.420464
5,001- 10,000	1,173	1.881617	17,33,599	86,67,995	2.400509
10,001- 20,000	649	1.041065	18,29,902	91,49,510	2.533859
20,001- 30,000	226	0.362528	11,25,199	56,25,995	1.558059
30,001- 40,000	98	0.157202	6,98,527	34,92,635	0.967248
40,001- 50,000	90	0.14437	8,39,663	41,98,315	1.162678

(vii) Registrar & Share Transfer Agent (RTA) and Contact details

Kfin Technologies Limited	Telephone: +91 40 6716 1633
Selenium Tower B, Plot 31-32, Financial District, Nanakramguda, Hyderabad – 500 032, India	Toll Free no.: 1800-345-4001 Fax: +91 40 2342 0814
	E-mail: einward.ris@kfintech.com
	Website: www.kfintech.com

(viii) Share Transfer System

With effect from April 1, 2019, SEBI has barred physical transfer (except cases of transmission or transposition) of shares of listed companies and mandated transfer of securities only in the dematerialized form. However, investors are not barred from holding shares in physical form.

Transfer of equity shares in electronic form are affected through the depositories with no involvement of the Company.

We request shareholders whose shares are in physical mode to dematerialize their shares and update their bank accounts and email IDs with the respective depository participants to enable us to provide better service.

Share transfer and related operations for the Company is conducted by M/s Kfin Technologies Ltd. Share transfer is normally affected within maximum period of 30 days from the date of receipt, subject to the documents being valid and complete in all respects.

CORPORATE GOVERNANCE REPORT (Contd.)

Distribution Schedule - Consolidated As on 31-03-2025					
Category (Amount)	No. of Cases	% of Cases	Total Shares	Amount	% of Amount
50,001- 1,00,000	136	0.218158	19,65,265	98,26,325	2.721296
1,00,001 & Above	200	0.320821	5,86,66,924	29,33,34,620	81.235887
Total	62,340	100	7,22,17,989	36,10,89,945	100

(x) Dematerialization of Shares

As on March 31, 2025, 99.80% of our shares were held in dematerialized form and the rest in physical form. Shares held in demat, and physical mode (folio-based) are as follows:

Date	Status of shares - Physical versus Demat Mode				
	Physical	%	Demat	%	Total
March 31, 2025	13,3401	0.18	7,20,84,588	99.81	7,22,17,989
March 31, 2024	1,41,989	0.20	7,19,32,900	99.80	7,20,74,889

(xi) Summary of Shareholding Pattern as on March 31, 2025

Sr. No.	Description	As on March 31, 2025	
		No. of Shares	% Equity
I	Promoter Shareholding		
	Indian Promoters	3,60,32,859	49.89
	Non-Resident/Foreign Promoters	-	-
	Total (I)	3,60,32,859	49.89
II	Institutional Shareholding		
	Mutual Funds	1,600	0.00
	Alternate Investment Fund	-	-
	Foreign Portfolio Investors & Foreign Institutional Investor	2,77,684	0.38
	Banks	415	0.00
	Total (II)	2,79,879	0.38
III	Public Shareholding (excluding above categories)	3,59,05,431	50.00
	Grand Total (I+II+III)	7,22,17,989	100.00

(xii) Outstanding GDRs/ADRs/Warrants or any convertible instruments:

There are no outstanding GDRs/ADRs/Warrants except stock options granted to the employees of the Company and its subsidiaries. Outstanding stock options after vesting, when exercised, shall increase the paid-up equity share capital of the Company to that extent.

(xiii) Commodity price risk or foreign exchange risk & hedging activity:

The Company is not exposed to foreign exchange risk and the Company does not have any exposure hedged through commodity derivatives.

The Company does not deal in commodities and hence the disclosure is not required to be given for commodity hedging activities.

(xiv) Off-shore Development Centers:

The Company do not have any off-shore development centers.

(xv) Address for correspondence by shareholders/ investors:

Company	Registrar & Share Transfer Agent
Mrs. Sonia Jain Company Secretary & Compliance Officer	Kfin Technologies Limited (Unit: Aurum PropTech Limited)

CORPORATE GOVERNANCE REPORT (Contd.)

Company	Registrar & Share Transfer Agent
Aurum Q1, Aurum Q Parc,	Selenium Tower B, Plot 31-32, Financial District, Nanakramguda, Hyderabad – 500 032
Thane Belapur Road, Navi Mumbai – 400 710, India	Ph. No. : (040) 6716 1633
Phone: +91 22 6911 1800 https://aurumproptech.in/	Toll Free no.: 1800 345 4001
E-mail ID: investors@aurumproptech.in	Fax No. : (040) 2342 0814
	E-mail ID: einward.ris@kfintech.com
	Website: www.kfintech.com

(xvi) Credit Rating obtained during the FY under review

The Company did not obtain any Credit Rating during the year.

VIII. OTHER DISCLOSURES

Disclosure of Related Party Transactions

During the year all RPTs entered by the Company were in the ordinary course of business and in respect of transactions with related parties under Section 2(76) of the Act, are at arm’s length basis and were approved by the members of the Audit Committee including Independent Directors. The Company had sought the approval of shareholders at the 11th AGM held on September 26, 2024 for material RPT as per Regulation 23 of SEBI Listing Regulations. Similarly, members of the Company approved material related party transactions for FY 2025-26 and 2026-27, through Postal Ballot which concluded on June 07, 2025 .

The Company has formulated a policy on the materiality of related party transactions and also on dealing related party transactions. This policy is available on the website of the Company at the web link <https://aurumproptech.in/investor/policies/>. Details of related party transactions are disclosed in the notes to the financial statements. All related party transactions were executed with prior approval/ratification of the Audit Committee.

Details of non-Compliance by the Company, penalties, strictures imposed on the listed entity by the Stock Exchange(s) or SEBI or any statutory authority

The Company has complied with all requirements specified under the SEBI Listing Regulations as well as other Regulations and guidelines of SEBI. No penalties or strictures imposed on the listed entity by the Stock Exchange(s) or SEBI or any statutory authority, on any matter related to capital markets, during last three years.

Vigil Mechanism/Whistle Blower Policy

The Company has in place the necessary vigil mechanism as envisaged under Section 177 of the Act and Regulation 22 of the SEBI Listing Regulations. During the year under review, no personnel has been denied access to the Audit Committee. The Whistle Blower Policy is posted on the website of the Company at the link <https://www.aurumproptech.in/investor/policies>.

Details of compliance with mandatory requirements and adoption of non-mandatory requirement of SEBI Listing Regulations

The Company has disclosed and complied with all mandatory requirements under the SEBI Listing Regulations. The details of these compliances have been given in the relevant sections of this report.

Among non-mandatory requirements of the SEBI Listing Regulations, the Company has complied with the following:

The Board - Chairman’s Office and tenure of Independent Directors: As on March 31, 2025, the Company does not have identified Chairman hence this clause is not applicable.

Shareholders’ Rights: Quarterly/half-yearly financial Results along with the press release and key highlights are made available on the website of the Company at the web link <https://aurumproptech.in/investor/financial-information/quarterly-earnings/>.

CORPORATE GOVERNANCE REPORT (Contd.)

Unmodified Opinion in audit report: The Auditors of the Company have issued Audit Reports with unmodified opinion on the standalone and consolidated financial statements for the year ended March 31, 2025.

Reporting of Internal Auditor: The Internal Auditor reports directly to the Audit Committee, attends the Audit Committee meetings and interacts directly with the Audit Committee.

Policy for Determining Material Subsidiaries

In terms of Regulation 16 (1) (c) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 The Company has a policy on Material Subsidiary and same is placed on the website of the Company at <https://www.aurumproptech.in/investor/policies>.

Policy on dealing with Related Party Transactions

The Policy on dealing with Related Party Transactions is available on the Company’s website at <https://www.aurumproptech.in/investor/policies>.

There was no suspension of trading in the Securities of the Company during the year under review.

The Company decided to make Second and Final call along with pending First call on 4,29,44,533 due to this reason trading under (ISIN IN9898S01027) has been suspended w.e.f. March 04, 2025.

Details of utilization of funds raised through preferential allotment or qualified institutional placement

During the year 2024-25, the Company has not raised any funds through preferential allotment or qualified institutional placement as specified under Regulation 32(7A) of the SEBI Listing Regulations.

Certificate from Company Secretary in Practice

M/s. Ainesh Jethwa, Company Secretary in Practice, has issued a certificate as required under the SEBI Listing Regulations, confirming that none of the Directors on the Board of the Company has been debarred or disqualified from being appointed or

continuing as director of companies by the SEBI/ Ministry of Corporate Affairs or any other statutory authority. The certificate is enclosed with this section as **Annexure A**.

Recommendations of Committees of the Board

There were no instances during the 2024-25, wherein the Board had not accepted recommendations made by any committee of the Board.

Total fees for all services paid by the Company and its subsidiaries, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part.

Total fees of ₹ 81,70,000/- Lakhs for 2024-25, for all services, was paid by the Company, on a consolidated basis, to the statutory auditor.

Disclosure in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

Aurum PropTech Limited follows a strict zero tolerance towards sexual harassment at workplace and has adopted a Policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder, for prevention and redressal of complaints of sexual harassment at workplace.

- i. Number of complaints filed during the FY – Nil
- ii. Number of complaints disposed of during the FY – Nil
- iii. Number of complaints pending as on end of the FY – Nil

Disclosure by listed entity and its subsidiaries of ‘Loans and advances in the nature of loans to firms/companies in which directors are interested

Details of loans and advances to any firm/Company in which directors are interested are given in Notes to the standalone Financial Statement.

CORPORATE GOVERNANCE REPORT (Contd.)

Details of material subsidiaries of the listed entity incorporated, including the date and place of incorporation and the name and date of appointment of the statutory auditors of such subsidiaries:

Sr. No.	Name of the Material Subsidiary	Date & Place of Incorporation	Name of the Statutory Auditor	Date of appointment of Statutory Auditor
1	K2V2 Technologies Private Limited	Maqrch 25, 2019 and Pune	M/s Kirtane and Pandit LLP	December 31, 2020
2	Helloworld Technologies India Private Limited	March 06, 2019 and Bangalore	M/s M S K A and Associates	September 27, 2023
3	Nestaway Technologies Private Limited	December 30, 2014 and Bangalore	M/s Kirtane and Pandit LLP	June 03, 2025
4	Aurum Analytica Private Limited	December 16, 2011 and Noida, Uttar Pradesh	M/s M S K A and Associates	September 27, 2023

Policies for:

- i) determining Material Subsidiaries
- ii) dealing with Related Party Transactions can be accessed on below given weblink <https://www.aurumproptech.in/investor/policies>

Disclosure of Non-Compliance with Corporate Governance Requirement

There is no Non-Compliance of any requirement of Corporate Governance Report of sub-para (2) to (10) of the Part C of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

D&O Insurance for Directors

In line with the requirements of Regulation 24(10) of the SEBI Listing Regulations, the Company has taken Directors and Officers Insurance (D&O) for all its Directors and Members of the Senior Management for such quantum and for such risks as determined by the Board.

Compliances with Corporate Governance disclosure requirements as specified in the SEBI Listing Regulations

The Company complies with all mandatory requirements as per Regulations 17 to 27 and Regulation 46(2) of the SEBI Listing Regulations. There were no instances of non-compliance on any matter related to the capital markets.

- Disclosures of the Compliance with Corporate Governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of Sub-regulation (2) of Regulation 46 are as follows:

Regulation	Particulars of Regulations	Compliance Status (Yes/No)
17	Board of Directors	Yes
17 A	Maximum number of directorships	Yes
18	Audit Committee	Yes
19	Nomination and Remuneration Committee	Yes
20	Stakeholders Relationship Committee	Yes
21	Risk Management Committee	Yes
22	Vigil mechanism	Yes
23	Related Party Transactions	Yes
24	Corporate Governance requirements with respect to subsidiary of listed entity	Yes
24A	Secretarial Audit & Secretarial Compliance Report	Yes
25	Obligations with respect to Independent Directors	Yes
26	Obligation with respect to employees including Senior Management, Key Managerial Persons, Directors and Promoters	Yes
27	Other Corporate Governance requirements	Yes
46 (2) (b) to (i)	Website (Updation)	Yes

CORPORATE GOVERNANCE REPORT (Contd.)

Managing Director & Chief Financial Officer (CFO) Compliance Certificate

Pursuant to Regulation 17(8) of the SEBI Listing Regulations, Managing Director and CFO is required to issue Compliance Certificate certifying that the financial statements do not contain any untrue statement and these statements represent a true and fair view of the Company's affairs. As the Company does not have a Managing Director this certificate is issued by Executive Director & Chief Financial Officer (CFO) of the Company

The said certificate is annexed and forms part of the Annual Report as Annexure C.

Auditor's certificate on corporate governance

The Company has obtained the certificate from the Secretarial Auditor of the Company regarding compliance with the provisions relating to the Corporate Governance laid down the certificate annexed to the report on Corporate Governance Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the 2024-25 annexed as Annexure B, and will be sent to the stock exchanges along with this annual report to be filled by the Company.

Transfer of unpaid/unclaimed amounts and shares to investor education and protection fund

Pursuant to the provisions of Section 124(5) of the Companies Act, 2013 read with the rules framed thereunder, the dividend lying in the Unpaid Dividend Account which remains unpaid or unclaimed for a period of seven consecutive years along with underlying shares are transferred by the Company to Investor Education and Protection Fund (IEPF).

Outof the dividends declared by the Company during the Financial Year 2016-17 INR 2,49,496/- remained unclaimed for the period of seven years. Accordingly the was transferred to IEPF during the Financial year 2024-25

The voting rights on the shares transferred to IEPF Authority shall remain frozen till the rightful owner claims the shares.

Details of date of declaration and due date for transfer to IEPF:

Financial Year	Declaration Date	Last Date for claiming Unpaid Dividend
2018-19 (Final Dividend)	August 06, 2019	August 06, 2026
2019-20 (Interim Dividend)	March 16, 2020	March 16, 2027
2020-21 (Interim Dividend)	December 15, 2020	December 15, 2027

Disclosures with respect to demat suspense account/unclaimed suspense account

Regulation 39(4) of the Listing Regulations read with Schedule VI provides for the manner of dealing with unclaimed shares. As per the provisions, the Company is required to dematerialize such shares which have been returned as undelivered by postal authorities and hold the same in Unclaimed Suspense Account with a Depository.

Disclosure pursuant to the unclaimed shares as on March 31, 2025, is given below:

Particulars	Aggregate number of Shareholders	Outstanding shares
Aggregate number of shareholders and the outstanding shares in the Unclaimed Suspense Account at the beginning of the year i.e. April 01, 2024.	Nil	Nil
Number of Shareholders who approached the Company for transfer of shares from the Unclaimed Suspense Account during the year.	Nil	Nil
Number of Shareholders to whom shares were transferred from the Unclaimed Suspense Account during the year.	Nil	Nil

CORPORATE GOVERNANCE REPORT (Contd.)

CORPORATE GOVERNANCE REPORT (Contd.)

Particulars	Aggregate number of Shareholders	Outstanding shares
Aggregate number of shareholders and the outstanding shares in the Unclaimed Suspense Account at the end of the year i.e. March 31, 2025.	Nil	Nil

Reconciliation of Share Capital Audit

The ‘Reconciliation of Share Capital Audit’ was undertaken on a quarterly basis and the audit covers the reconciliation of the total admitted capital with NSDL and CDSL and the total issued and listed capital.

The audit has also confirmed that the aggregate of the total issued/paid-up capital is in agreement with the total number of shares in physical form and the total number of dematerialized shares held with NSDL and CDSL.

Accounting treatment in preparation of Financial Statements

Indian Accounting Standards (IND-AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Amendment Rules, 2016, have been followed in preparation of the financial statements of the Company in all material aspect.

Internal Controls

The Company has a formal system of internal control testing which examines both the design effectiveness and operational effectiveness to ensure reliability of financial and operational information and all statutory/regulatory compliances.

Information for shareholders on the internet

The Company actively communicates its strategy and the developments of its business to the financial markets. The Press release, Analysts’ conference calls as well as the presentations at analysts meetings are organized by Chorus Call Conferencing Services (I) Pvt. Ltd. Decisions in such meetings are always limited to information that is already in the public domain. Please access the homepage at <https://www.aurumproptech.in/> and register yourself for regular updates.

Management Discussion and Analysis

As required by the SEBI Listing Regulations, the Management Discussion and Analysis is provided separately in the Annual Report.

Code of Conduct

The Board of Directors has approved a Code of Business Conduct which is applicable to the Members of the Board and all employees. The Company believes in “Zero Tolerance” to bribery and corruption in any form.

The Code lays down the standard of conduct which is expected to be followed by the Directors and the employees in their business dealings and in particular on matters relating to integrity in the workplace, in business practices and in dealing with stakeholders. The Code gives guidance through examples on the expected behaviour from an employee in a given situation and the reporting structure.

All the Board Members and the Senior Management personnel have confirmed compliance with the Code. All Management staff were required to complete an e-learning module in this regard.

Prevention of Insider Trading

The Company has adopted a Code of Conduct for Regulating, Monitoring and Reporting of Trading by Designated Persons and Immediate Relatives with a view to regulate trading in securities by the Directors and designated employees of the Company. The Code requires pre-clearance for dealing in the Company’s shares and prohibits the purchase or sale of Company shares by the Directors and the designated employees while in possession of unpublished price sensitive information in relation to the Company and during the period when the trading window is closed. The Company Secretary is responsible for implementation of the Code.

In order to have proper Internal Control System as mandated by the SEBI, the Company has implemented an Insider Trading Monitoring tool. This tool facilitates obtaining pre-clearance approval, submitting initial disclosures, period-end disclosures and continuous disclosures on trading in shares of Aurum PropTech Limited. It helps the Company to monitor trading in shares of the Company by Promoters/Directors/Designated Employees/other Insiders and maintain the data in electronic form.

Agreements relating to the Company

There are no agreements with any party which impact the management or control of the Company or impose any restriction or create any liability upon the Company.

Declaration by Executive Director

I, Onkar Shetye, Executive Director of Aurum PropTech Limited hereby confirm pursuant to SEBI

(Listing Obligations and Disclosure Requirements) Regulations, 2015, that:

The Board of Directors of Aurum PropTech Limited has laid down a code of conduct for all the Board Members and Senior Management Personnel of the Company. The said code of conduct has also been posted on Company’s website <https://aurumproptech.in/investor/policies/>

All the Board members and senior management personnel have affirmed their compliance with the said code of conduct for the year ended on March 31, 2025.

Yours faithfully,

Onkar Shetye
Executive Director
Date: July 23, 2025
Place: Navi Mumbai

Annexure A

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C Clause (10)(i) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015)

To,
The Members,
Aurum PropTech Limited
Aurum Q1, Aurum Q Parc, Thane Belapur Road,
Navi Mumbai 400710

We have examined the relevant registers, records, forms, returns and disclosure received from the Directors of **AURUM PROPTECH LIMITED** (CIN L72300MH2013PLC244874) having registered office at Aurum Q1, Aurum Q Parc, Thane Belapur Road, Navi Mumbai 400710 (hereinafter referred to as ‘the Company’) produced before us by the Company for the purpose of issuing this certificate in accordance with Regulation 34(3) read with Schedule V Para C sub Clause (10) (i) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015.

In our opinion and to the best of our knowledge and according to the verifications including Directors Identification Number (DIN) status from the portal of Ministry of Corporate Affairs at www.mca.gov.in, as considered necessary and explanation furnished to us by the Company and its officers , we hereby certify that none of the Directors on the Board of the Company as stated below for the financial year ending on 31st March, 2025 have been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities Exchange Board of India, Ministry of Corporate Affairs or such other statutory Authority.

Sr. No.	Name of the Director	DIN	Date of appointment in the Company
1.	Vasant Vitthaladas Gujarathi	06863505	March 03, 2020
2.	Ajit Ravindra Joshi	08108620	July 23, 2021
3.	Padma Samir Deosthali	09250994	July 23, 2021
4.	Ramashrya Ramjag Yadav	00145051	July 23, 2021
5.	Srirang Yashwant Athalye	02546964	May 04, 2021
6.	Onkar Sunil Shetye	06372831	May 04, 2021

Ensuring the eligibility for the appointment or continuity of every Director on the Board of the above referred Company is the responsibility of the management of the Company. Our responsibility is to express an opinion as stated above based on our verification. This certificate is neither an assurance as to the future viability of the Company or the effectiveness with which the management has conducted the affairs of the Company.

For **Ainesh Jethwa & Associates**
Practicing Company Secretaries
Peer Review Certificate No. 1727/2022

Aineshkumar Jethwa
Proprietor
Membership No. ACS 27990
COP No. : 19650
UDIN: A027990G000839911

Place: Mumbai
Date: July 22, 2025

Annexure B

CERTIFICATE FROM PRACTICING COMPANY SECRETARY ON COMPLIANCE WITH THE CONDITIONS OF CORPORATE GOVERNANCE UNDER SCHEDULE V OF THE LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS:

I have examined the compliance of conditions of Corporate Governance by **Aurum PropTech Limited** (Formerly known as Majesco Limited), for the financial year ended March 31, 2025, as stipulated under Chapter IV, Regulations 17 to 27, in clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D & E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”).

The compliance of the conditions of Corporate Governance is the responsibility of the Management, our examination was limited to the procedure and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance.

It is neither an audit nor an expression of the opinion on the financial statements of the Company. In my opinion, and to the best of my information and according to the explanations given to me, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in the provisions of Chapter IV of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

For **Ainesh Jethwa & Associates**
Practising Company Secretaries
Peer Review Certificate No. 1727/2022

Aineshkumar Jethwa
Proprietor
Membership No. ACS 27990
COP No. : 19650
UDIN: A027990E000626368

Place: Mumbai
Date: July 22, 2025



Annexure C

COMPLIANCE CERTIFICATE BY EXECUTIVE DIRECTOR AND CHIEF FINANCIAL OFFICER

[Pursuant to Regulation 17(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We, the undersigned, in our respective capacities as Executive Director and Chief Financial Officer of Aurum PropTech Limited, (“the Company”) to the best of our knowledge and belief, certify that:

- 1) We have reviewed Financial Statements and Cash Flow Statements for the financial year ended March 31, 2025 and that to the best of our knowledge, information and belief, we state that:
 - a) these statements do not contain any material untrue statement or omit any material fact or contain statements that might be misleading;
 - b) these statements together present, a true and fair view of the Company’s affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- 2) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violates of the Company’s code of conduct.
- 3) We accept responsible for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of Company’s internal control systems of the Company pertaining to financial reporting. We have disclosed to the Auditors and the Audit Committee, deficiency in the design or operation of internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- 4) We have indicated to the Auditors and the Audit Committee::
 - i) that there were no significant changes in internal controls over financial reporting during the year.
 - ii) that there were no significant changes in accounting policies made during the year; and
 - iii) that there were no instances of significant fraud of which we have become aware

Yours faithfully,

Onkar Shetye
Executive Director

Kunal Karan
Chief Financial Officer

Date: July 23, 2025
Place: Navi Mumbai

Notice of Twelfth Annual General Meeting

NOTICE is hereby given that 12th Annual General Meeting (“AGM”) of the members of AURUM PROPTech LIMITED is scheduled to be held on Tuesday, September 23, 2025 at 2:00 P.M. through Video Conferencing (“VC”)/Other Audio Visual Means (“OAVM”), to transact the following business:

ORDINARY BUSINESS

1. Adoption of Financial Statements

To consider, approve and adopt (a) the audited standalone financial statement of the Company for the financial year ended March 31, 2025 and the reports of the Board of Directors and Auditors thereon; and (b) the audited consolidated financial statement of the Company for the financial year ended March 31, 2025 and the report of Auditors thereon and in this regard, to consider and if thought fit, to pass the following resolutions as an **Ordinary Resolution**:

- a. **“RESOLVED THAT** the audited (Standalone) financial statements of the Company for the financial year ended on March 31, 2025, and the reports of the Board of Directors and Auditors thereon, as circulated to the members be and are hereby considered and adopted.”
- b. **“RESOLVED THAT** the audited (Consolidated) financial statements of the Company for the financial year ended on March 31, 2025, and the reports of the Board of Directors and Auditors thereon, as circulated to the members be and are hereby considered and adopted.”

2. Retirement by Rotation

To appoint Mr. Ramashrya Yadav (DIN: 00145051), Non-Executive Director, who retires by rotation, and being eligible, offers himself for re-appointment as a director and if thought fit, to approve with or without modification(s), the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT in accordance with the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, Mr. Ramashrya Yadav (DIN: 00145051), Non-Executive Director of the

Company, who retires by rotation at this meeting, be and is hereby appointed as a Director of the Company.”

3. Re-appointment of M/s. Kirtane & Pandit LLP (FRN: 105215W/W100057), Chartered Accountants, as Statutory Auditors of the Company

To consider and if thought fit, to approve with or without modification(s), the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Sections 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 read with the Rules framed thereunder as amended from time to time (including any statutory modification(s) or re-enactment thereof for the time being in force) and based on the recommendation of Audit Committee and the Board of Directors, consent of the members be and is hereby accorded for re-appointment of M/s. Kirtane & Pandit LLP (FRN: 105215W/W100057), Chartered Accountants (Firm Registration No. 105047W) as the Statutory Auditors of the Company, to hold office for a period of five consecutive years from the conclusion of the 12th Annual General Meeting (AGM) until the conclusion of the 17th AGM of the Company to be held for the FY 2029-30, on such remuneration as may be decided by the Board of Directors in consultation with the Statutory Auditors of the Company.

RESOLVED FURTHER THAT the Board of Directors of the Company, be and are hereby authorized to revise/alter/modify/amend the terms and conditions and/or remuneration, from time to time, as may be mutually agreed with the Auditors, during the tenure of their appointment.

RESOLVED FURTHER THAT Mr. Onkar Shetye, Executive Director, Mr. Kunal Karan, Chief Financial Officer and Ms. Sonia Jain, Company Secretary, be and are hereby severally authorized to do all such acts, deeds, matters and things and to execute all such deeds, documents and writings as may be necessary, desirable or expedient in connection to this matter.”



Notice (Contd.)

SPECIAL BUSINESS:

4. Appointment of Secretarial Auditors of the Company

To consider and if thought fit, to approve with or without modification(s), the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Section 204 and other applicable provisions, if any, of the Companies Act, 2013 read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”) and other applicable laws/statutory provisions, if any, as amended from time to time, and based on the recommendations of the Audit Committee and the Board of Directors, the consent of the members be and is hereby accorded for the appointment of M/s. Ainesh Jethwa & Associates, Practicing Company Secretaries (Peer Review Certificate No.1727/2022) for a period of five consecutive years commencing from financial year 2025-26 till financial year 2029-30, on such terms and conditions including remuneration as may be mutually agreed upon between the Company and the said Secretarial Auditor.

RESOLVED FURTHER THAT Mr. Onkar Shetye, Executive Director, Mr. Kunal Karan, Chief Financial Officer and Ms. Sonia Jain, Company Secretary, be and are hereby severally authorized to do all such acts, deeds, matters and things and to execute all such deeds, documents and writings as may be necessary, desirable or expedient in connection to this matter.”

5. Approval of the Material Related Party Transaction(s) of the Company

To consider and if thought fit, to approve with or without modification(s), the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of the Companies Act, 2013 read with the rules framed thereunder (including any statutory amendment(s) or re-enactment(s) thereof, for the time being in force, if any), and in terms Regulation 23 of the SEBI (Listing Obligations and Disclosure

Requirements) Regulations, 2015 (Listing Regulations) and other applicable provisions, if any along with the Rules made thereunder and other applicable laws including any amendments, modifications, variations or reenactments thereof and the Company’s Policy on the Materiality of Related Party Transactions and on Dealing with Related Party Transactions and basis the approval of the Audit Committee and recommendation of the Board of Directors of the Company, approval of the Members of the Company be and is hereby accorded to the Board of Directors of the Company (“Board”), for entering into/or carrying out and/or continuing with existing contracts/arrangements/transactions or modification(s) of earlier/arrangements/ transactions or as fresh and independent transaction(s) or otherwise (whether individually or series of transaction(s) taken together or otherwise), with and/or continue the related party transaction(s)/contract(s)/arrangement(s)/ agreement(s) (in terms of Regulation 2(1)(zc)(i) of the Listing Regulations) on such material terms and conditions as set out in the table in the explanatory statement to this resolution.

RESOLVED FURTHER THAT the Board of Directors of the Company be and are hereby authorised to do all such acts, deeds, matters and things as it may deem fit in its absolute discretion, to delegate all or any of its powers conferred under this resolution to any Director or Key Managerial Personnel or any officer/executive of the Company and to hereby authorised to execute all such agreements, documents, instruments and writings as deemed necessary, with power to alter and vary the terms and conditions of such contracts/arrangements/ transactions, settle all questions, difficulties or doubts that may arise in this regard.”

6. Approval for proposed sale of buildings/assets of the Company

To consider and if thought fit, to approve with or without modification(s), the following resolution as a **Special Resolution**:

“RESOLVED THAT pursuant to the provisions of Section 180(1)(a) and other applicable provisions, if any, of the Companies Act, 2013, read with the rules framed thereunder, and Regulation 37A and other applicable provisions of the Securities and

Notice (Contd.)

Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and subject to such other approvals, consents, and permissions as may be required from any regulatory or statutory authority, the consent of the Members of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as the “Board”, which term shall include any Committee thereof or any person(s) authorized by the Board), to sell, lease, transfer or otherwise dispose of, in whole or in part, the buildings/assets of the Company, namely Q5 and Q6, situated at MNDC, MBP-1 P-136, Mahape, Navi Mumbai, together with all assets, rights, title, and interests associated therewith, at a value not less than the fair value determined by a registered

valuer, and on such terms and conditions as the Board may deem appropriate in the best interest of the Company.

“RESOLVED FURTHER THAT the Board be and is hereby authorized to identify the prospective buyer(s), negotiate and finalize the terms and conditions of the sale, including but not limited to price, timelines, and manner of sale, and to execute all such contracts, agreements, documents, and deeds and to do all such acts, deeds, matters, and things as may be deemed necessary or desirable in connection therewith, including delegation of authority to any Director, Committee, official, or such other person(s), as it may consider appropriate, to give effect to this resolution.”



Notice (Contd.)

NOTES:

1. The respective Explanatory Statements, pursuant to Section 102 of the Companies Act, 2013, in respect of the business under Item Nos. 3 to 5 of the accompanying Notice are annexed hereto.
2. General instructions for accessing and participating in the 12th Annual General Meeting (AGM) through VC/OAVM Facility and voting through electronic means including remote e-Voting:
 - a) Pursuant to the General Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs (MCA) and circular issued by SEBI vide circular no. SEBI/HO/CFD/CFDPoD-2/P/CIR/2024/133 dated October 3, 2024 ("SEBI Circular") and other applicable circulars and notifications issued (including any statutory modifications or re-enactment thereof for the time being in force and as amended from time to time, companies are allowed to hold Annual General Meeting (AGM) through Video Conferencing (VC) or other audio visual means (OAVM), without the physical presence of members at a common venue. In accordance with the MCA Circulars, SEBI Circulars, applicable provisions of the Act read with rules made thereunder and the SEBI Listing Regulations, the AGM of the Company is being held through VC/OAVM. The deemed venue for the AGM shall be the Registered Office of the Company.
 - b) Pursuant to the Circular No. 14/2020 dated April 08, 2020, issued by the Ministry of Corporate Affairs, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, the Body Corporates are entitled to appoint authorised representatives to attend the AGM through VC/OAVM and participate there at and cast their votes through e-voting.
 - c) Since the AGM is held through VC/OAVM facility, the road map is not annexed in the Notice.

Dispatch of Annual Report through Electronic mode

- a. In compliance with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020 and Regulation 36(1)(a) of the Listing Regulations, Notice of the AGM along with the Annual Report for the 2024-25 is being sent only through electronic mode to those members whose e-mail addresses are registered with the Company/Depositories/Depository Participants. Further, in compliance with Regulation 36(1)(b) of the Listing Regulations, a letter providing the web-link, including the exact path, where Annual Report for the 2024-25 is available, is being sent to those members whose e-mail address is not registered with the Company/Registrar and Transfer Agent/Depository Participants/Depositories.

Notice of the AGM and Annual Report for the 2024-25 will also be made available on the website of the Company at <https://aurumproptech.in/>. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and the website of NSDL (agency for providing the Remote e-Voting facility) i.e. www.evoting.nsdl.com.

- b. Members who have not registered their e-mail address with the Company/Depository /Depository Participant are requested to register their e-mail address by clicking on the below link and follow the registration process as guided there at: https://ris.kfintech.com/email_registration/. In case of any queries, members may write to einward.ris@kfintech.com.
- c. As the AGM is being conducted through VC/OAVM, for the smooth conduct of proceedings of the AGM, Members are encouraged to send their questions in advance mentioning their name, demat account number/folio number,

Notice (Contd.)

- e-mail ID, mobile number at investors@aurumproptech.in. Questions received by the Company till 5:00 p.m. on Saturday, September 20, 2025 shall only be considered and responded during the AGM.
3. The members of the Company, holding shares in physical form or in dematerialized form, as on the cut-off date being Monday, September 15, 2025 may cast their vote through remote e-voting or voting at the AGM.
4. The notice of the AGM along with the Annual Report for the 2024-25 will be dispatched electronically to the members whose names appear in the Register of Members/Beneficial Owners as on the record date (cut-off date for sending notice of the AGM and the Annual Report) i.e. Friday, August 29, 2025.
5. The voting rights of members shall be in proportion to the number of shares held by the members as on the cut-off date being Monday, September 15, 2025.
6. A person holding shares in physical form and non-individual shareholders who acquires shares of the Company and becomes member of the Company after dispatch of AGM Notice via e-mail and holding shares as of the cut-off date i.e. Monday, September 15, 2025 may obtain the User ID and Password by sending a request at evoting@nsdl.com However, if he/she is already registered with NSDL for remote e-voting then he/she can use his/her existing user ID and password for casting the vote. If you forgot your password, you can reset your password by using the "Forgot User Details/Password" or "Physical User Reset Password" option available on www.evoting.nsdl.com or call on toll-free no. **1800 1020 990 and 1800 22 44 30**. In case of Individual Shareholders holding securities in demat mode who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holding shares as of the cut-off date i.e. Monday, September 15, 2025, may follow steps mentioned in the Notice of the AGM under "Access to NSDL e-Voting system".
7. A person who is not a member as on the cut-off date should treat this Notice for information purposes only.

8. In the case of joint holders, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company as on Monday, September 15, 2025 will be entitled to vote at the AGM.
9. Members who have cast their votes by remote e-voting prior to the AGM may also attend/participate in the AGM through VC/OAVM but shall not be entitled to cast their vote again.
10. M/s. Ainesh Jethwa & Associates, Practicing Company Secretaries (Peer Review Certificate No. 1727/2022) has been appointed as Scrutinizer to scrutinize the remote e-voting process and e-voting at the AGM in a fair and transparent manner.

INSPECTION OF DOCUMENTS

- a. The Register of Directors and Key Managerial Personnel and their shareholding, maintained under Section 170 of the Companies Act, 2013, the Register of Contracts or Arrangements in which the directors are interested, maintained under Section 189 of the Companies Act, 2013, certificate issued by Statutory Auditors of the Company as required under the SEBI (Share Based Employee Benefits) Regulations, 2014 and all documents as mentioned in the resolutions and/or explanatory statement, are available for inspection through electronic mode, up to the date of AGM and will be available electronically for inspection by the Members before as well as during the AGM. Members seeking to inspect such documents can send an e-mail to investors@aurumproptech.in.
- b. Members seeking any information with regard to Accounts or any other matter to be considered at AGM are requested to write to the Company on or before Saturday, September 20, 2025 by sending an e-mail at investors@aurumproptech.in.
11. Pursuant to the provisions of Section 72 of the Act read with the Rules made thereunder, Members holding shares in single name may avail the facility of nomination in respect of shares held by them. Members holding shares in physical form may avail this facility by sending a nomination in the prescribed Form No. SH-13, to the Registrar & Share Transfer Agent. Members holding shares



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in electronic form may contact their respective Depository Participant(s) to avail this facility.

12. Members may note that, mandated by SEBI, securities of listed companies can be transferred only in dematerialized form with effect from, April 01, 2019, except in case of request received for transmission or transposition of securities. In view of this and to eliminate all risks associated with physical shares and for ease of portfolio management, members holding shares in physical form are requested to consider converting their holdings to dematerialized form. As per SEBI Circular SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 02, 2025 special window for re-lodgement of transfer requests of physical shares has been opened from July 07 2025 till January 06, 2026. For more information members are requested to contact with RTA on einward.ris@kfintech.com.
13. SEBI has mandated submission of Permanent Account Number (PAN) by every participant in the securities market. Members holding shares in dematerialized form are, therefore, requested to submit their PAN to their depository participants. Members holding shares in physical form are required to furnish PAN to the Registrar & Share Transfer Agent.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:

1. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
2. Institutional/Corporate members are encouraged to attend and vote at the AGM through VC/OAVM.

Institutional/Corporate members intending to authorize their representatives to attend and vote at the AGM are required to send a certified scanned copy (pdf/jpeg format) of the Board Resolution/ authority letter, with the attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to Ainesh Jethwa ainesh@csaineshjethwa.com with a copy marked to evoting@nsdl.com.

3. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
4. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended) and the Circulars issued by the Ministry of Corporate Affairs dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-voting system as well as voting on the day of the AGM will be provided by NSDL.
5. Members who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending their request from their registered e-mail address mentioning their name, DP ID and Client ID/folio number, PAN, mobile number at investors @aurumproptech.in from Thursday, September 18, 2025 (9:00 a.m. IST) to Saturday, September 20, 2025 (5:00 p.m. IST). Those Members who have registered themselves as a speaker will only be allowed to express their views/ask questions during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.
6. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice

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calling the AGM has been uploaded on the website of the Company at <https://aurumproptech.in/>. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and the AGM Notice is also available on the website of NSDL (agency for providing the Remote e-Voting facility) i.e. www.evoting.nsdl.com.

7. AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circular No. 14/2020 dated April 08, 2020 and MCA Circular No. 17/2020 dated April 13, 2020, MCA Circular No. 20/2020 dated May 05, 2020 and MCA Circular No. 2/2021 dated January 13, 2021, and subsequent circulars issued in this regard, the latest being 09/2024 dated September 19, 2024 in relation to "Clarification on holding of AGM through VC/OAVM, collectively referred to as "MCA Circulars".
8. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for Access to NSDL

e-Voting system. After successful login, you can see link of "VC/OAVM link" placed under "Join General meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join General Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.

9. Members are encouraged to join the Meeting through Laptops for better experience.
10. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
11. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING ARE AS UNDER:

The remote e-voting period begins on Friday, September 19, 2025 at 9:00 A.M. and ends on Monday, September 22, 2025 at 5:00 P.M. The remote e-voting module shall be disabled by NSDL for voting thereafter. Members whose names appear in the Register of Members/Beneficial Owners as on the record date (cut-off date) i.e. Monday, September 15, 2025, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, Monday, September 15, 2025.

How do I vote electronically using NSDL e-voting system?

The way to vote electronically on NSDL e-voting system consists of "Two Steps" which are mentioned below:

Step 1: Access to NSDL e-Voting system**A Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode**

In terms of SEBI circular dated December 09, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

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Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	1. For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID,8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2. Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section , this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 3. If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 4. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/ Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/ OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 5. Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience. NSDL Mobile App is available on  App Store  Google Play 

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Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with CDSL	1. Users who have opted for CDSL Easi/Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi/ Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then user your existing my easi username & password. 2. After successful login the Easi/Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. 3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. 4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911

B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.

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- Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section.
- A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

- Your User ID details are given below:

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the Company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

- Password details for shareholders other than Individual shareholders are given below:
 - If you are already registered for e-Voting, then you can user your existing password to login and cast your vote.
 - If you are using NSDL e-Voting system for the first time, you will need to retrieve the ‘initial password’ which was communicated to you. Once you retrieve your ‘initial password’, you need to enter the ‘initial password’ and the system will force you to change your password.
 - How to retrieve your ‘initial password’?
 - If your email ID is registered in your demat account or with the Company, your ‘initial password’ is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your ‘User ID’ and your ‘initial password’.
 - If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**
- If you are unable to retrieve or have not received the “Initial password” or have forgotten your password:
 - Click on **“Forgot User Details/Password?”**(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - “Physical User Reset Password?”** (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - If you are still unable to get the password by aforesaid two options, you can send a

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request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.

- Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
- After entering your password, tick on Agree to “Terms and Conditions” by selecting on the check box.
 - Now, you will have to click on “Login” button.
 - After you click on the “Login” button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.

How to cast your vote electronically and join General Meeting on NSDL e-Voting system?

- After successful login at Step 1, you will be able to see all the companies “EVEN” in which you are holding shares and whose voting cycle and General Meeting is in active status.
- Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on “VC/OAVM” link placed under “Join Meeting”.
- Now you are ready for e-Voting as the Voting page opens.
- Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
- Upon confirmation, the message “Vote cast successfully” will be displayed.
- You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
- Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders

- Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to Ainesh Jethwa <ainesh@csaineshjethwa.com> with a copy marked to evoting@nsdl.com. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution/ Power of Attorney/Authority Letter etc. by clicking on “Upload Board Resolution/Authority Letter” displayed under “e-Voting” tab in their login.
- It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the “Forgot User Details/Password?” or “Physical User Reset Password?” option available on www.evoting.nsdl.com to reset the password.
- CONTACT DETAILS FOR ASSISTANCE ON E-VOTING:**

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: 022 - 4886 7000 or send a request to Sagar S. Gudhate, Senior Manager at evoting@nsdl.com.

Process for those shareholders whose e-mail IDs are not registered with the depositories for procuring user id and password and registration of e-mail IDs for e-voting for the resolutions set out in this notice:

- In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to investors@aurumproptech.in.
- In case shares are held in demat mode, please provide DPID-CLID (16-digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy

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- of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to investors@aurumproptech.in. If you are an Individual shareholder holding securities in demat mode, you are requested to refer to the login method explained at step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.
3. Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 09, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

THE INSTRUCTIONS FOR MEMBERS FOR E-VOTING ON THE DAY OF THE AGM ARE AS UNDER:

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/shareholders, who will be present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-voting.

E-VOTING RESULT:

The results of e-voting and ballot shall be declared within 2 working days after the conclusion of AGM. The declared results along with Scrutinizer's Report shall be placed on the website of the Company at <https://aurumproptech.in/> and on the website of NSDL at <https://www.evoting.nsdl.com>. The results shall also be communicated to the Stock Exchanges on which shares of the Company are listed. **Subject to receipt of requisite number of votes, resolutions set out in the notice will be deemed to be passed on the date of the Meeting, i.e Tuesday, September 23, 2025.**

IEPF RELATED INFORMATION:

- i. The Company has transferred the unpaid or unclaimed dividends declared up to financial years 2016-17, from time to time, to the Investor Education and Protection Fund ("IEPF") established by the Central Government. Details of dividends so far transferred to the IEPF Authority are available on the website of IEPF Authority and the same can be accessed through the link: www.iepf.gov.in.
- ii. Members may note that shares as well as unclaimed dividends transferred to IEPF Authority can be claimed back from the IEPF Authority.
- iii. The Members whose unclaimed dividends and/or shares have been transferred to IEPF may contact the Company or RTA and submit the required documents for issue of Entitlement Letter.

OTHER INFORMATION:

1. As mandated by the Securities and Exchange Board of India ("SEBI"), securities of the Company can be transferred/traded only in dematerialized mode. Members holding shares in physical mode are advised to avail the facility of dematerialization.
2. Members are advised to exercise diligence and obtain statement of holdings periodically from the concerned Depository Participant and verify the holdings from time to time.
3. Members are requested to intimate/update changes, if any, in postal address, e-mail address,

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mobile number, PAN, nomination, bank details such as name of the bank and branch, bank account number, IFS Code etc.

- For shares held in dematerialised mode to their Depository Participant for making necessary changes. NSDL has provided a facility for registration/updation of e-mail address through the link: <https://eservices.nsdl.com/kyc-attributes/#/login> and opt-in/opt-out of nomination through the link: <https://eservices.nsdl.com/instademat-kyc-nomination/#/login>.
- For shares held in physical mode by submitting to KFinTech the forms given below along with requisite supporting documents:

Sr. No.	Particulars	Form
1.	Registration of PAN, postal address, e-mail, address, mobile number, Bank Account, details or changes /updation thereof	ISR - 1
2.	Confirmation of Signature of member by the Banker	ISR - 2
3.	Registration of Nomination	SH-13
4.	Cancellation or Variation of Nomination	SH-14
5.	Declaration to opt out of Nomination	ISR - 3

Any service request shall be entertained by KFinTech only upon registration of the PAN and KYC details.

4. Non-Resident Indian members are requested to inform the Company/KFinTech (if shareholding is in physical mode)/respective DPs (if shareholding is in demat mode), immediately of change in their residential status on return to India for permanent settlement.
5. Members may please note that the Listing Regulations mandate transfer, transmission and transposition of securities of listed companies held in physical form only in demat mode.

Further, SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated January 25, 2022 has mandated the listed companies to issue securities in dematerialized form only while processing service requests, viz., issue of duplicate securities certificate; claim from unclaimed

suspense account; renewal/ exchange of securities certificate; endorsement; sub-division/splitting of securities certificate; consolidation of securities certificates/folios; transmission and transposition. Accordingly, members are requested to make service requests for issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/exchange of securities certificate etc., by submitting a duly filled and signed Form ISR-4 along with requisite supporting documents to KFinTech as per the requirement of the aforesaid circular.

The aforesaid forms can be downloaded from the Company's website at <https://www.aurumproptech.in/investor/shareholder-information> and is also available on the website of KFinTech at https://ris.kfintech.com/clientservices/isc/#div_rights.



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STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013 AND ADDITIONAL INFORMATION AS REQUIRED UNDER THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING CIRCULARS ISSUED THEREUNDER)

The following Explanatory Statement sets out all the material facts relating to the Special Business mentioned in the accompanying Notice:

Item No. 3: Re-appointment of M/s. Kirtane & Pandit LLP (FRN: 105215W/W100057), Chartered Accountants, as Statutory Auditors of the Company

M/s. Kirtane & Pandit LLP, Chartered Accountants (Firm Registration No. 105215W/W100057), were appointed as the Statutory Auditors of the Company to hold office until the conclusion of the 12th Annual General Meeting (AGM) of the Company.

Pursuant to the completion of their current term at the ensuing AGM, and based on the recommendation of the Audit Committee, the Board of Directors of the Company, at its meeting held on July 23, 2025, has approved the re-appointment of M/s. Kirtane & Pandit LLP, Chartered Accountants, as the Statutory Auditors of the Company, for a period of five (5) consecutive years, commencing from the conclusion of ensuing Annual General Meeting for the 2024-25 up to the conclusion of the 6th consecutive Annual General Meeting to be held in FY 2029-30, subject to the approval of the shareholders.

M/s. Kirtane & Pandit LLP has consented to the re-appointment and confirmed their eligibility under Sections 139 and 141 of the Companies Act, 2013, and the applicable rules framed thereunder. They have also confirmed that they are not disqualified from being re-appointed as Statutory Auditors of the Company.

The proposed remuneration payable to M/s. Kirtane & Pandit LLP for the 2025-26 is ₹ 20,00,000/- (Rupees Twenty Lakhs Only) for conducting the statutory audit and quarterly limited reviews. The said remuneration is exclusive of applicable taxes and out of pocket expenses, and has been determined considering the

knowledge, expertize, industry experience, and the time and efforts required by the audit team during the audit engagement. The proposed fee is in line with the prevailing industry standards. In addition to the statutory audit, the Company may also engage M/s. Kirtane & Pandit LLP for other permissible professional services such as statutory certifications and other assignments, for which the remuneration shall be determined by the Board of Directors in consultation with the Auditors.

The Board recommends the resolution set forth in Item No. 3 for the approval of Members as an Ordinary Resolution.

None of the Directors and/or Key Managerial Personnel of the Company and their relatives is concerned or interested, financially or otherwise, in the resolution set out at Item no.3.

Item No.4: Appointment of Secretarial Auditors of the Company

Pursuant to the provisions of Section 204 of the Act, read with the Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, every listed company and other specified class of companies, are required to annex with its Board's report made in terms of Section 134(3) of the Act, a report on secretarial audit given by a company secretary in practice.

Further, Regulation 24A of the Listing Regulations, requires listed companies and its material unlisted subsidiaries incorporated in India to undertake secretarial audit by a secretarial auditor who is required to be a peer reviewed company secretary and annex the secretarial audit report in such form as specified, with its annual report.

In view of the aforesaid and based on the recommendation of the Audit Committee, the Board of Directors of the Company at its meeting held on July 23, 2025, has approved the appointment of M/s. Ainesh Jethwa & Associates, Practicing Company Secretaries (Peer Review Certificate No. 1727/2022) for a period of five (5)

Notice (Contd.)

consecutive financial years commencing from 2025-26 to the 2029-30, to undertake Secretarial Audit of the Company and to issue the Secretarial Audit Report for the said period, subject to the approval of the Members.

The said appointment is in accordance with the amended Regulation 24A of the SEBI Listing Regulations vide SEBI Notification dated December 12, 2024, and provisions of Section 204 of the Act and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

M/s Ainesh Jethwa & Associates, Practicing Company Secretaries is a well-known firm of Practicing Company Secretaries based in Mumbai and is well regarded for its professional excellence. The firm has been peer reviewed and quality reviewed by the Institute of Company Secretaries of India (ICSI), ensuring the highest standards in professional practices. The firm is led by three Managing Partners and offers a wide range of services, including secretarial compliances, corporate re-structuring, capital re-structuring, corporate advisory and other professional services. Further, they have confirmed that they are eligible for appointment as the Secretarial Auditor and has not incurred any disqualification specified by the Securities and Exchange Board of India.

The proposed remuneration to be paid to the Secretarial Auditor be ₹ 70,000/- (Rupees Seventy Thousand Only) plus applicable taxes and out-of-pocket expenses for the 2025-26. For the subsequent year(s) of their term shall be fixed by the Board of Directors on recommendation of the Audit Committee of the Company. In addition to the Secretarial Audit, M/s. Ainesh Jethwa & Associates may also be engaged to provide other professional services, including certifications and advisory work, as approved by the Board of Directors. The relevant fees for such additional services shall be determined by the Board, based on the recommended of the Audit Committee and in consultation with the Secretarial Auditors.

In accordance with the provisions of Regulation 24A of the Listing Regulations, the appointment of Secretarial Auditor is required to be approved by the members of the Company.

The Board recommends the resolution set forth in Item No. 4 for the approval of Members as an Ordinary Resolution.

None of the Directors and/or Key Managerial Personnel of the Company and/or their relatives are concerned or interested in the Resolution set out in Item No. 4 of this Notice.

Item No. 5: Approval of the Material Related Party Transaction(s) of the Company

The Company is engaged in the business of developing and providing digital technology products, services and platforms with a specific focus on the real estate industry. Its core business is 'PropTech' which brings within its ambit the use of technology and software solutions for disparate needs of the real estate sector and offers advanced data and analytics capabilities for real-time feed-back.

In furtherance of its business activities, the Company and its Subsidiaries have entered/will enter transactions /contract(s)/agreement(s)/arrangement(s) with related parties in terms of Regulation 2(1)(zc)(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations").

All related party transactions of the Company and its Subsidiaries are at arm's length.

Further, all related party transactions are undertaken after obtaining prior approval of the Audit Committee. The Audit Committee of the Company currently comprises majority of Independent Directors. All related party transactions have been unanimously approved by the Audit Committee after satisfying itself that the related

Notice (Contd.)

party transactions are at arm’s length basis. The Audit Committee of the Company reviews on a quarterly basis, the details of all related party transactions entered into by the Company during the previous quarter, pursuant to its approvals.

The related party transactions between the subsidiaries of the Company are also approved by the Audit Committee of the Company and the Board of the Company.

In accordance with Regulation 23(2)(c) of the Listing Regulations, approval of the shareholders is being sought for transactions between Subsidiaries of the Company for availing or rendering of services of each other.

The value of related party transaction specified in the table below exclude duties and taxes.

The approval of the shareholders pursuant to Resolution No. 5 is being sought for the following related party transaction/contract/agreement/arrangement as set out in the table below.

In addition to the transaction set out in the table below, approval of the shareholders is also being sought for any other transactions between the parties for transfer of resources, services on arm’s length basis and in compliance with applicable laws, as approved by the Audit Committee. The value of such additional transaction is included in the value set out in the table below.

The value of transaction (for which the approval is being sought) for the period commencing from April 01, 2025 till the date of this Notice has not exceeded the materiality threshold.

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The details of transactions as required under Regulation 23(4) of the Listing Regulations read with Section III-B of the SEBI Master Circular bearing reference no. SEBI/HO/ CFD/PoD2/CIR/P/2023/120 dated July 11, 2023 (“SEBI Master Circular”) are set forth below:

Sr. No.	Particulars	Material RPTs by the Company
1	Name of the related party and its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise)	Aurum PropTech Limited (APTL) and Aurum RealEstate Developers Limited (AREDL) AREDL is a promoter of APTL and holds 49.89% of the paid-up equity share capital of APTL as on March 31, 2025.
2	Type, tenure, material terms and particulars of the proposed transaction	Providing financial assistance in one or more tranches. Transactions in the ordinary course of business with terms and conditions that are generally prevalent in the industry segments that the Company operates in. For Material terms of the proposed transactions, refer S/N 9
3	Value of the proposed transaction as approved by the audit committee	Rs. 50,00,00,000/- (Rupees Fifty Crores Only) The above limit may or may not be utilized considering the requirement.
4	Value of the transaction during the reporting period	Rs. 10,00,00,000 (Rupees Ten Crores Only)
5	Percentage of APTL’s annual consolidated turnover for the immediately preceding financial year, that is represented by the value of the proposed transaction	18.95% of the annual consolidated turnover of the Company (APTL) for FY 2024-25
6	Details of the transaction relating to any loans, inter-corporate deposits, advances or investments made or given by the listed entity or its subsidiary	Providing financial assistance to AREDL
7	Justification as to why the RPT is in the interest of the listed entity	Being the promoter of the Company.
8	Any valuation or other external party report relied upon by the listed entity in relation to the transactions	Not Applicable
9	Details of the transaction relating to any loans, inter-corporate deposits, advances or investments made or given by the listed entity or its subsidiary (i) Source of funds (ii) In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments • Nature of indebtedness; • Cost of funds; and • Tenure of the indebtedness; (iii) Applicable terms, including covenants, tenure, interest rate and repayment schedule, whether secured or unsecured; if secured, the nature of security (iv) Purpose for which the funds will be utilized by the ultimate recipient of funds pursuant to the RPT (end-usage)	Own Funds Not Applicable Loans: Tenure – upto 1 year Interest rate – charged in compliance with the provisions of the Companies Act, 2013 Nature – Unsecured General corporate purpose

Notice (Contd.)

Sr. No.	Particulars	Material RPTs by the Company
10	Information as placed before the Audit Committee in the format as specified in the RPT Industry Standards, to the extent applicable	Yes, required information has been placed before the Audit Committee in the prescribed format as per Industry Standards on “Minimum information to be provided to the Audit Committee and Shareholders for approval of Related Party Transactions”
11	Disclose the fact that the Audit Committee has reviewed the certificates provided by the CEO/ Managing Director/ Whole Time Director/ Manager and CFO of the Listed Entity as required under the RPT Industry Standards	Yes, Complied
12	The Audit Committee and Board of Directors, while providing information to the shareholders, can approve redaction of commercial secrets and such other information that would affect competitive position of listed entity and affirm that, in its assessment, the redacted disclosures still provide all the necessary information to the public shareholders for informed decision-making.	Yes, it provides information to the public shareholders for informed decision-making.
13	Name of the Director or KMP who is related, if any, and the nature of their relationship	None
14	Any other information that may be relevant.	All important information forms part of the statement setting out material facts, pursuant to Section 102(1) of the Act, forming part of this Notice.

Item No. 6: Approval for proposed sale of buildings/ assets of the Company

The Company, based on the recommendation of the Audit Committee, proposes to sell certain assets/ buildings currently owned by the Company, specifically Q5 and Q6 located at MNDC, MBP-1 P-136, Mahape, Navi Mumbai.

This proposed sale is in line with the Company’s strategic objectives of becoming an asset-light organization and efficiently deploying capital. The proceeds from the sale will be utilized towards repayment of existing loans, investment in subsidiaries, and for meeting the Company’s working capital requirements.

Pursuant to Regulation 37A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a listed entity shall not sell, lease, or otherwise dispose of any undertaking or substantially the whole of any undertaking outside a scheme of arrangement without obtaining prior approval of the shareholders by way of a special resolution.

Since the proposed sale is not part of any scheme of arrangement and constitutes sale of an undertaking within the meaning of Section 180(1)(a) of the Companies Act, 2013, the approval of the Members by way of a special resolution is being sought.

Accordingly, the Board recommends the resolution as set out in Item No. 6 of the accompanying Notice for the approval of the Members by way of a Special Resolution.

None of the Directors or Key Managerial Personnel (KMP) of the Company or their relatives are, in any way, concerned or interested, financially or otherwise, in the said resolution, except to the extent of their shareholding in the Company, or their position as Director(s)/KMP(s) in the Company or its subsidiaries.

By Order of the Board
For **Aurum PropTech Limited**
Sonia Jain

Company Secretary and Compliance Officer
Membership No. A52138

Date: July 23, 2025

Place: Navi Mumbai

Registered office:

Aurum Q1, Aurum Q Parc,
Thane Belapur Road, Navi Mumbai,
Maharashtra, India- 400710
(CIN): L72300MH2013PLC244874
<https://aurumproptech.in/>
E-mail: investors@aurumproptech.in

INDEPENDENT AUDITORS’ REPORT

on the Audit of the Standalone Financial Statements

To the Members of
Aurum PropTech Limited

OPINION

We have audited the accompanying Standalone Financial Statements of Aurum PropTech Limited (“the Company”), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the Material accounting policies and other explanatory information (hereinafter referred to as “the Standalone 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, 2025, the Loss and total comprehensive income, changes in equity and 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 Act. Our responsibilities under those Standards are further described in the Auditor’s Responsibilities for the Audit of the standalone 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 independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made 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 audit opinion on the financial statements.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current year. These matters were addressed in the context of our audit of the standalone financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report.

We have fulfilled the responsibilities described in the Auditor’s responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Standalone financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone financial statements.

INDEPENDENT AUDITORS’ REPORT (Contd.)

Sr. No.	Key Audit Matter	How our audit addressed the key audit matter
1.	Intangible Assets Refer to Note 3.c. and Note 17 to the standalone financial statements During the year ended March 31, 2025, the Company capitalised ₹ 290 lakhs towards internally developed technical know-how and had ₹ 313 lakhs under development as at year-end, primarily relating to software development for its proptech business. We identified the recognition, measurement, and impairment assessment of these intangible assets as a key audit matter due to the inherent judgement involved in evaluating whether the costs incurred meet the recognition criteria under the applicable financial reporting framework. This includes assessment of technical feasibility, intention and ability to complete and use or sell the intangible asset, and the expected future economic benefits. Further, management’s impairment assessment involves significant estimates and assumptions, including forecasted future cash flows and the discount rates applied in the valuation model. The value of these assets is closely linked to the performance of the underlying business initiatives, which are still evolving. Given the level of judgement and estimation uncertainty involved, this area was considered a key focus in our audit.	Our procedures included, but were not limited to, the following: • Evaluating the Company’s accounting policy in relation to the capitalisation of internally generated intangible assets and assessing its compliance with applicable accounting standards. • Assessing the process and controls over the identification and capitalisation of development costs. • Testing a sample of capitalised costs to underlying documentation to verify whether they met the recognition criteria. • Inquiring with project teams and reviewing documentation to assess the stage of development and technical feasibility of the projects. • Assessing the adequacy of related disclosures in the standalone financial statements.
2.	Investments Refer to Note 4.a.1 of the standalone financial statements As at March 31, 2025, the Company holds investments amounting to ₹26,120 lakhs classified under non-current financial assets. These include investments in equity instruments of subsidiaries and other equity instruments, which are measured in accordance with Ind AS 109, Financial Instruments, at fair value through profit or loss or other comprehensive income, as applicable.	Our procedures included, but were not limited to, the following: • Assessed the Company’s accounting policy and internal controls over the valuation of investments. • Verified the fair value of quoted investments using observable market data as at March 31, 2025. • For unquoted investments: - o Obtained and reviewed the valuation reports prepared by management or external valuers. - o Evaluated the valuation methodology and key assumptions such as projected cash flows, growth rates, and discount rates.

INDEPENDENT AUDITORS’ REPORT (Contd.)

The fair valuation of these investments involves significant judgement, particularly for unquoted and illiquid equity instruments. Such judgements include, but are not limited to, assumptions surrounding the financial condition and performance of investee entities, business outlook, external economic environment, industry-specific dynamics, and the appropriateness of valuation techniques applied. These assumptions have a direct impact on the reported carrying amounts of investments and may have a material effect on the Company’s financial position and results. Given the degree of estimation and subjectivity involved, we considered this to be a key audit matter.	- o Involved our valuation specialists to assess the appropriateness of the valuation techniques and key inputs. • Assessed the independence, competence, and objectivity of external valuers, where engaged. • Evaluated the adequacy and appropriateness of the related disclosures in the financial statements.
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INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITOR’S REPORT THEREON

The Company’s Management and Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Annual Report, but does not include the Standalone financial statements and our auditor’s report thereon. The Holding Company’s Annual report is expected to be made available to us after the date of this auditor’s report.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. When we read the Annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

RESPONSIBILITIES OF MANAGEMENT AND BOARD OF DIRECTORS FOR THE STANDALONE FINANCIAL STATEMENTS

The Company’s Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance,

total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India, including the Indian Accounting Standards 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, the Management and Board of Directors are 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 the Board of Directors 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.

INDEPENDENT AUDITORS’ REPORT (Contd.)

AUDITOR’S RESPONSIBILITIES FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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 financial controls 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 the Management and Board of Directors.
- 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 standalone 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTER

The standalone financial statements of the Company for the year ended 31st March, 2024 were audited by the predecessor auditor, who have expressed an unmodified

INDEPENDENT AUDITORS’ REPORT (Contd.)

opinion on those standalone financial statements vide their audit report dated 29th April, 2024.

Our opinion is not modified in this regard.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by Section 143(3) of the Act, based on our audit 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 standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with Indian Accounting Standards specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
 - e) On the basis of the written representations received from the directors for the year ended 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 with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure A”. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company’s internal financial controls with reference to financial statements.

- 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, the remuneration paid by the Company to its directors for the financial year ended as at March 31, 2025 is in accordance with the provisions of section 197 read with Schedule V to the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197 (16) which are required to be commented upon by us.

- 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 position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There has been delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. 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

INDEPENDENT AUDITORS’ REPORT (Contd.)

been preserved by the Company as per the statutory requirements for record retention where the audit trail feature was enabled.

- 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 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.

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 the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.
- v.

The Company has neither declared nor paid any dividend during the year.
2.

As required by the Companies (Auditor’s Report) Order, 2020 (“the Order”) issued by the Central Government in terms of Section 143(11) of the Act, we give in “Annexure B” a statement on the matters specified in paragraphs 3 and 4 of the Order.

For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162
UDIN: 25121162BMJHUR7655

Place: Navi Mumbai
Date: April 25, 2025

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of Aurum PropTech Limited of even date)

Report on the Internal Financial Controls with reference to standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls with reference to financial statements of **Aurum PropTech Limited** (“the Company”) as of 31st March 2025 in conjunction with our audit of the Standalone financial statements of the Company for the year ended on that date.

OPINION

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to standalone Financial Statements and such internal financial controls with reference to standalone Financial Statement were operating effectively as at March 31, 2025, based on the internal financial controls with reference to Financial Statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal financial controls with reference to standalone Financial Statement issued by the Institute of Chartered Accountants of India.

MANAGEMENT’S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO STANDALONE FINANCIAL STATEMENTS

The Company’s Management is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to standalone Financial Statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal financial controls with reference to standalone Financial Statement 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 respective 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.

AUDITOR’S RESPONSIBILITY

Our responsibility is to express an opinion on the internal financial controls with reference to standalone Financial Statement of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal financial controls with reference to standalone Financial Statement (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing 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 with reference to standalone Financial Statement 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 with reference to standalone Financial Statement included obtaining an understanding of internal financial controls with reference to standalone Financial Statement, 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 judgement, 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 internal financial controls system over financial reporting of the Company.

ANNEXURE “A” (Contd.)

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO STANDALONE FINANCIAL STATEMENT

A company’s internal financial control with reference to standalone Financial Statements 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 with reference to standalone Financial Statements 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 receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3)

provide reasonable assurance regarding prevention or timely detection of unauthorised 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 WITH REFERENCE TO STANDALONE FINANCIAL STATEMENT

Because of the inherent limitations of internal financial controls with reference to standalone Financial Statement, 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 with reference to standalone Financial Statement to future periods are subject to the risk that the internal financial control with reference to standalone Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162
UDIN: 25121162BMJHUR7655

Place: Navi Mumbai
Date: April 25, 2025

ANNEXURE ‘B’ TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of Aurum PropTech Limited 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 audit and to the best of our knowledge and belief, we state that:

- i. In respect of the Company’s Property, Plant and Equipment and Intangible Assets
- (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, plant and equipment.

(B) The Company has maintained proper records showing full particulars of Intangible assets.
- (b) According to the information and explanations given to us, Property, plant and equipment were physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification of Property, plant and equipment is reasonable.
- (c) The title deeds of immovable properties (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the Company) disclosed in the standalone financial statements are held in the name of the Company.
- (d) The Company has not revalued its property, plant and equipment (including Right-of-use assets) or Intangible assets or both during the year.

- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- ii. (a) The Company is in the business of rendering services and does not hold any inventory. Accordingly, the Company does not hold any inventory. Thus, Para 3(ii)(a) of the Order is not applicable to the Company.
- (b) The Company has not been sanctioned with any working capital limit from the Bank for the year ended March 31, 2025. Accordingly, the provisions of Para 3(ii)(b) of the said Order are not applicable to the Company.
- iii. (a) According to the information and explanations given to us and on the basis of our examination of the records, the Company has made investments in companies, granted unsecured loans to companies and other parties (employees) during the year, in respect of which the requisite information is as below. The Company has not made any investments or granted any unsecured loans to firms or limited liability partnerships during the year. The Company has not provided any guarantee or security or granted any secured loans or advances in the nature of loans (secured or unsecured) to companies, firms or limited liability partnerships or any other parties (including employees) during the year.

ANNEXURE “B” (Contd.)

(A) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has made Investments in and provided loans to subsidiaries as listed below. The Company has not given any advances in the nature of loans or stood guarantee or provided security to subsidiaries. Further, the Company does not hold any investment in any joint ventures or associates.

Particulars	Investments (Rs. in Lakhs)	Loans (Rs. In Lakhs)
Aggregate Amount granted/ provided during the year		
- Subsidiaries	2,496	4,986
Balance outstanding as at balance sheet date in respect of above cases		
- Subsidiaries	15,242	8,223

(B) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has given unsecured loans to parties other than subsidiaries as listed below. The Company has not granted secured loans or advances in the nature of loans (secured or unsecured) or stood guarantee or provided security to parties other than subsidiaries.

Particulars	Loans (Rs. In Lakhs)
Aggregate Amount granted/ provided during the year	
- Employees	10
Balance outstanding as at balance sheet date in respect of above cases	
- Employees	6

- (b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the Investments made and the terms and conditions in relation to grant of all loans as mentioned above, are not prejudicial to the interest of the Company.
- (c) In case of the loans given, schedule of repayment of principal and payment of interest have been stipulated, except for those mentioned in sub clause (f) below, and the borrowers have been regular in the repayment of the principal and payment of interest.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no amounts overdue for more than ninety days in respect of the loans and/ or advances in the nature of loans, granted by the Company.
- (e) There is no loan or advances in the nature of loans granted, which have fallen due during the year, and which have been renewed or extended or fresh loans given to settle the over dues of existing loans given to the same party. Accordingly, the provisions stated under clause 3(iii)(e) of the Order are not applicable to the Company.
- (f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion 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 except for the following loans to its related parties as defined in Clause (76) of Section 2 of the Companies Act, 2013 (“the Act”):

	All Parties (Rs. In Lakhs)	Promoters (Rs. In Lakhs)	Related Parties (Rs. In Lakhs)
Aggregate of loans/ advances in nature of loan			
Repayable on demand (A)	2216	-	2216
- Agreement does not specify any terms or period of Repayment (B)	-	-	-

ANNEXURE “B” (Contd.)

	All Parties (Rs. In Lakhs)	Promoters (Rs. In Lakhs)	Related Parties (Rs. In Lakhs)
Total (A+B)	2216	-	2216
Percentage of loans/advances in nature of loan to the total loans	44%		44%

- iv. According to the information and explanations given to us, the Company has complied with the provisions of Section 185 and 186 of the Act, in respect of loans given and investments made. The company has not provided any guarantees and security.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits from the public within the meaning of section 73 to 76 of the Act and rules framed thereunder to the extent notified. Accordingly, reporting under clause 3(v) of the Order is not applicable. We are informed by the management that no order has been passed by the Company Law Board, National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal
- vi. According to the information and explanations given to us, the Central Government has not prescribed maintenance of cost records under section 148 (1) of the Act, for the any of the services rendered by the Company. Accordingly, provisions of Para 3(vi) of the Order are not applicable to the Company.
- vii. In respect of statutory dues:
- a) The Company has been regular in depositing undisputed statutory dues, including goods and services tax, provident fund, employees’ state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues applicable to the Company with the appropriate authority. There were no undisputed amounts payable in respect of goods and services tax, provident fund, employees’ state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues in arrears as at 31st March, 2025 for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of goods and services tax, provident fund, employees’ state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, which have not been deposited as on 31st March 2025 on account of disputes.
- viii. On the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year.
- ix. (a) On the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans or other borrowings or in payment of interest thereon.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- (c) In our opinion and according to the information and explanations given to us, the company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- (e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has

ANNEXURE “B” (Contd.)

- not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Act. The Company does not hold any investment in any associate or joint venture (as defined under the Act) during the year ended 31 March 2025.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries (as defined under the Act). The Company does not hold any investment in any associate or joint venture (as defined under the Act) during the year ended 31 March 2025.
- x. a) During the year, the Company has not raised money by way of initial public offer or further public offer (including debt instruments). Accordingly, reporting under paragraph 3(x) (a) of the Order is not applicable.
- b) According to the information and explanations given to us and procedures performed by us, the Company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable.
- xi. a) During the course of our examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the year.
- b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of Section 143 of the Act has been filed by the auditors in Form ADT- 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government of India for the period covered by our audit
- c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.
- xii. According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, reporting under clause 3(xii) of the Order is not applicable.
- xiii. In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv. a) In our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- b) We have considered, the internal audit reports of the Company issued to the Company during the year & covering the period up to March, 31 2025 for the period under audit.
- xv. According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of Section 192 of the Act are 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 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 and is not required to obtain Certificate of Registration (CoR) for such activities 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)(c) of the Order is not applicable to the Company

ANNEXURE “B” (Contd.)

- d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC. Accordingly, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- xvii. Based on the overall review of financial statements, the Company has not incurred cash losses in the current financial year however there were cash losses amounting to Rs. 488 Lakhs in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, 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 the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the 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 has incurred average net loss in the period of three immediately preceding financial years and hence, it is not required to spend any money under sub-section (5) of section 135 of the Act. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company for the year.

For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162
UDIN: 25121162BMJHUR7655

Place: Navi Mumbai
Date: April 25, 2025

STANDALONE BALANCE SHEET

AS AT MARCH 31, 2025

(Amount in ₹ Lakhs, unless otherwise stated)			
Particulars	Notes	As at March 31, 2025	As at March 31, 2024
ASSETS			
Non-current assets			
Property, plant and equipment	3.a	2,801	2,995
Right of use assets	3.b	111	525
Intangible assets	3.c	904	614
Intangible assets under development	3.d	313	427
Financial assets			
Investments	4.a.1	26,120	23,304
Loans	4.b.1	581	1,231
Other financial assets	4.c	229	171
Deferred tax assets (net)	5.b	871	882
Other non-current assets	6	409	250
Total non-current assets		32,339	30,399
Current assets			
Financial assets			
Investments	4.a.2	3,217	1,500
Trade receivables	4.d	359	309
Cash and cash equivalents	4.e	102	47
Bank balances other than cash and cash equivalents	4.f	1,425	1,550
Loans	4.b.2	7,642	4,321
Other financial assets	4.g	263	254
Income tax assets (net)	5.a	113	1,258
Other current assets	7	176	391
Total current assets		13,297	9,630
Total assets		45,636	40,031
EQUITY AND LIABILITIES			
Equity			
Equity share capital	8	2,756	1,993
Other equity	9	33,492	21,884
Total equity		36,248	23,877
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	10.a	7,550	9,272
Lease liabilities	3.b	-	342
Other financial liabilities	10.b.1	233	141
Provisions	11	14	19
Other non-current liabilities	12.a	63	43
Total non-current liabilities		7,860	9,817
Current liabilities			
Financial liabilities			
Borrowings	10.a	457	4,600
Lease liabilities	3.b	131	248
Trade payables	10.c	-	-
a) Dues of micro and small enterprises		20	25
b) Dues of creditors other than micro and small enterprises		33	140
Other financial liabilities	10.b.2	847	1,267
Other current liabilities	12.b	40	58
Total current liabilities		1,528	6,337
Total liabilities		9,388	16,154
Total equity and liabilities		45,636	40,031

The accompanying notes including Material Accounting Policies from 1 to 32 are an integral part of the standalone financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

Onkar Shetye
Executive Director
DIN - 06372831

Kunal Karan
Chief Financial Officer

For and on behalf of the Board of Directors of
Aurum PropTech Limited
CIN No: L72300MH2013PLC244874

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

Place: Navi Mumbai
Date: April 25, 2025

STANDALONE STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2025

(Amount in ₹ Lakhs, unless otherwise stated)			
Particulars	Notes	Year ended March 31, 2025	Year ended March 31, 2024
INCOME			
Revenue from operations	13	1,221	1,079
Other income	14	2,176	1,433
Total income		3,397	2,512
EXPENSES			
Employee benefit expense	15	912	1,297
Finance costs	16	724	910
Depreciation and amortization expense	17	660	795
Other expenses	18	1,356	1,121
Total expenses		3,652	4,123
Loss before exceptional items and tax		(255)	(1,611)
Exceptional items - expense	19	-	79
Loss before tax		(255)	(1,690)
Tax expense / (credit)	5.b		
Current tax		-	-
Taxation in respect of earlier years		12	-
Deferred tax		8	(351)
Total tax expense / (credit)		20	(351)
Loss for the year		(275)	(1,339)
Other comprehensive income / (loss)			
Items that will not be reclassified subsequently to profit or loss			
Remeasurement of post-employment benefit obligations		9	(7)
Income tax relating to above		(2)	2
Total other comprehensive income / (loss) for the year		7	(5)
Total comprehensive loss for the year		(268)	(1,344)
Earnings per share	20		
Basic (₹)		(0.51)	(3.39)
Diluted (₹)		(0.51)	(3.39)

The accompanying notes including Material Accounting Policies from 1 to 32 are an integral part of the standalone financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

Onkar Shetye
Executive Director
DIN - 06372831

Kunal Karan
Chief Financial Officer

Place: Navi Mumbai
Date: April 25, 2025

For and on behalf of the Board of Directors of
Aurum PropTech Limited
CIN No: L72300MH2013PLC244874

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

STANDALONE STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED MARCH 31, 2025

(A) Equity Share Capital

	(Amount in ₹ Lakhs, unless otherwise stated)			
	As at March 31, 2025		As at March 31, 2024	
	No. of shares	Amount	No. of shares	Amount
Equity shares of ₹ 5/- each issued, subscribed and fully paid				
Opening balance	2,91,30,356	1,456	2,86,29,689	1,431
Add: Shares issued on exercise of options	1,43,100	8	5,00,667	25
Closing balance	2,92,73,456	1,464	2,91,30,356	1,456
Equity shares of ₹ 5/- each issued, subscribed and partly paid-up, ₹ 3.12/- paid-up (March 31, 2024 : ₹ 1.25/- paid-up)				
Opening balance	4,29,44,533	537	4,29,44,533	537
Add : Call money received	-	755	-	-
Closing balance	4,29,44,533	1,292	4,29,44,533	537
Total Equity share capital at the end of the year	7,22,17,989	2,756	7,20,74,889	1,993

(B) Other Equity

	(Amount in ₹ Lakhs, unless otherwise stated)					
	Securities premium	ESOP deposits and share call money account	Capital redemption reserve	Stock options outstanding account	Retained earnings	Total
Balance as at April 01, 2024	21,862	-	79	786	(842)	21,885
Loss for the year	-	-	-	-	(275)	(275)
Other comprehensive income for the year	-	-	-	-	7	7
Total comprehensive loss for the year	-	-	-	-	(268)	(268)
On exercise of Employee stock options	106	-	-	-	-	106
Transfer from Stock options outstanding account	97	-	-	(97)	-	-
Received on Rights issue	11,349	-	-	-	-	11,349
Received on Rights issue - pending allotment	-	85	-	-	-	85
Received on exercise of ESOPs - pending allotment	-	2	-	-	-	2
Share based payments to employees	-	-	-	276	-	276
Share based payments to employees of subsidiary companies	-	-	-	57	-	57
Balance as at March 31, 2025	33,414	87	79	1,022	(1,110)	33,492

STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)						
	Securities premium	ESOP deposits and share call money account	Capital redemption reserve	Stock options outstanding account	Retained earnings	Total
Balance as at April 01, 2023	21,212	-	79	347	502	22,140
Loss for the year	-	-	-	-	(1,339)	(1,339)
Other comprehensive loss for the year	-	-	-	-	(5)	(5)
Total comprehensive loss for the year	-	-	-	-	(1,344)	(1,344)
On exercise of Employee stock options	169	-	-	-	-	169
Transfer from Stock options outstanding account	481	-	-	(481)	-	-
Share based payments to employees	-	-	-	483	-	483
Share based payments to employees of subsidiary companies	-	-	-	437	-	437
Balance as at March 31, 2024	21,862	-	79	786	(842)	21,885

Nature and purpose of Reserves

(a) Securities premium

Amounts received on issue of shares in excess of the par value has been classified as securities premium.

(b) Capital redemption reserve

As per Companies Act, 2013, capital redemption reserve is created when company purchases its own shares out of free reserves or securities premium. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilised in accordance with the provisions of Section 69 of the Companies Act, 2013.

(c) Stock options outstanding account

Stock options outstanding account is used to record the fair value of equity-settled share based payment transactions. The amounts recorded in this account are transferred to share premium net of face value upon exercise of stock options. In case of cancellation of options, corresponding balance is transferred to retained earnings.

(d) Retained earnings

Retained earning represents undistributed accumulated earnings of the Company as on the Balance Sheet date.

The accompanying notes including Material Accounting Policies from 1 to 32 are an integral part of the standalone financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

Onkar Shetye
Executive Director
DIN - 06372831

Kunal Karan
Chief Financial Officer

For and on behalf of the Board of Directors of
Aurum PropTech Limited
CIN No: L72300MH2013PLC244874

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

Place: Navi Mumbai
Date: April 25, 2025

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2025

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cash flow from operating activities		
Loss before tax	(255)	(1,690)
Adjustments for:		
Depreciation and amortization expense	660	795
Share based payments	276	483
Finance costs	724	910
Provision for doubtful debts	-	21
Interest income on deposits	(75)	(68)
Interest income on loans	(804)	(424)
Interest income on debentures	(193)	(144)
Interest income on security deposits	(32)	(22)
Interest on income tax refund	(61)	(156)
Income on investments measured at fair value	(541)	(319)
Profit on sale of current investments (mutual funds)	(24)	(2)
Reversal of provisions	(259)	-
Gain on foreign currency transactions and translations	(2)	(9)
Operating loss before working capital changes	(586)	(625)
Changes in working capital:		
Increase in trade receivables	(50)	(43)
Decrease in non current and current financial assets	221	428
(Increase) / decrease in non-current and current other assets	57	226
Increase/(decrease) in non-current and current other financial liabilities	25	(74)
(Decrease) / increase in trade payables	(112)	56
Increase in non-current and current other current liabilities	7	19
Cash used in operations	(438)	(13)
Income tax refund / (paid) (net)	1,133	(223)
Interest income on income tax refund	61	156
Net cash flow generated from / (used in) operating activities (A)	756	(80)
Cash flow from investing activities		
Payment for property, plant and equipment, intangible assets and intangible assets under development	(469)	(475)
Payment for investment in subsidiary companies	(2,058)	(9,578)
Proceeds from / (investment in) financial assets - investments	(1,900)	1,100
Loan given to subsidiary companies	(4,986)	(6,274)
Loan repaid by subsidiary companies	2,316	65
Net proceeds from deposits	212	432
Interest received	866	755
Net cash flow used in investing activities (B)	(6,018)	(13,976)

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cash flow from financing activities		
Proceeds from issue of equity shares (net)	12,218	194
Proceeds from loan - related parties	1,597	5,267
Repayment of loan - related parties	(5,230)	(37)
Proceeds from borrowings - bank	2,168	8,209
Repayment of borrowings - bank	(4,400)	-
Repayment of lease liability, net of interest	(219)	(205)
Interest and other finance charges paid	(817)	(845)
Net cash flow generated from financing activities (C)	5,317	12,583
Net increase / (decrease) in cash and cash equivalents (A+B+C)	55	(1,472)
Cash and cash equivalents at the beginning of the year	47	1,519
Cash and cash equivalents at the end of the year	102	47
Cash and cash equivalents comprise (Refer note 4.e)		
Balances with banks		
Current accounts	102	47
Fixed deposit with maturity for less than 3 months	-	-
Total cash and cash equivalents at end of the year	102	47

1. The above cash flow statement has been prepared under the 'Indirect Method' as set out in Ind AS-7 " Statement of Cash Flows".

2. Figures in brackets indicate cash outflow.

3. Previous year figures have been regrouped or reclassified wherever necessary.
- The accompanying notes including Material Accounting Policies from 1 to 32 are an integral part of the standalone financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

Place: Navi Mumbai
Date: April 25, 2025

For and on behalf of the Board of Directors of
Aurum PropTech Limited
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Executive Director
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Chief Financial Officer

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

Note 1. Corporate Information

Aurum PropTech Limited (“the Company”) is a public limited company domiciled in India and is listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE). The Company is in the business of PropTech (property and technology) development for the real estate and other services relating to real estate. The Company’s goal is to build an integrated ecosystem that will enhance consumer experiences and optimize efficiencies across the entire real estate value chain. This ecosystem aims to connect and streamline all aspects of the real estate industry, from property search and transactions to investment opportunities through its investment in subsidiaries.

The standalone financial statements are approved for issue by the Company’s Board of Directors on April 25, 2025.

Note 2. Material Accounting Policies

This note provides a list of the material accounting policies adopted in the preparation of these standalone financial statements. These policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in accounting policy hitherto in use.

Note 2.(1). Basis of preparation and presentation

(a) Statement of compliance with Ind AS

The standalone financial statements of the Company have been prepared on accrual and going concern basis, in accordance with Indian Accounting Standards (Ind-AS) notified under Section 133 of the Companies Act, 2013 (the “Act”) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and other relevant provisions of the Act.

(b) Basis of measurement

The standalone financial statements have been prepared on a historical cost convention on accrual basis, except for the following material items that have been measured at fair value as required by relevant Ind AS:-

- i) Certain financial assets and liabilities measured at fair value (refer accounting policy 2(15) on financial instruments);
- ii) Share based payment transactions;and
- iii) Defined benefit and other long-term employee benefits - plan assets measured at fair value.

(c) Classification between current and non-current

All assets and liabilities have been classified as current or non-current as per the Company’s normal operating cycle, paragraph 66 and 69 of Ind-AS 1 and other criteria as set out in Division II of Schedule III to the Companies Act, 2013.

An asset is treated as current when it is:

- i) Expected to be realised or intended to be sold or consumed in normal operating cycle
- ii) Held primarily for the purpose of trading
- iii) Expected to be realised within twelve months after the reporting period, or
- iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is treated as current when:

- i) It is expected to be settled in normal operating cycle
- ii) It is held primarily for the purpose of trading
- iii) It is due to be settled within twelve months after the reporting period, or
- iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Company classifies all other liabilities as non-current.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

(d) Presentation currency and rounding off

The financial statements are presented in ₹ and all values are rounded to nearest Lakhs (₹ 00,000), unless otherwise stated.

(e) Going concern

The Company has prepared the standalone financial statements on the basis that it will continue to operate as a going concern.

(f) Use of estimates

The preparation of standalone financial statements in conformity with Ind AS requires the Management to make estimate and assumptions that affect the reported amount of assets and liabilities as at the Balance Sheet date, reported amount of revenue and expenses for the year and disclosures of contingent liabilities as at the Balance Sheet date. The estimates and assumptions used in the accompanying standalone financial statements are based upon the Management’s evaluation of the relevant facts and circumstances as at the date of the standalone financial statements. Actual results could differ from these estimates. Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates, if any, are recognised in the year in which the estimates are revised and in any future years if the revision effects such periods. Also key sources of estimation uncertainty is mentioned below:

i) Useful lives of property, plant and equipment and intangible assets:

As described in the material accounting policy, the Company reviews the estimated useful lives of property, plant and equipment and

intangible assets at the end of each reporting period.

ii) The fair value measurements and valuation processes:

Some of the Company’s assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where level 1 input are not available, the Company engages third party valuers, where required, to perform the valuation. Information about the valuation techniques and inputs, used in determining the fair value of various assets, liabilities and share based payments are disclosed in notes to standalone financial statements.

iii) Actuarial valuation:

The determination of Company’s liability towards defined benefit obligation to employees is made through independent actuarial valuation including determination of amounts to be recognized in the statement of profit or loss and in other comprehensive income. Such valuation depend upon assumptions determined after taking into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market. Information about such valuation is provided in notes to standalone financial statements.

Note 2.(2). Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition less accumulated depreciation and accumulated impairment losses, if any. Direct costs are capitalized until the assets are ready for use and include inward freight, and expenses incidental to acquisition and installation. Subsequent expenditures related to an item of Property, plant and equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

standard of performance. The carrying amount of any component accounted for as a separate asset is derecognised when replaced.

Depreciation methods, estimated useful lives

Depreciation on Property, plant and equipment is provided when the assets are ready for use on the straight line method, on a pro rata basis, over the estimated useful lives of assets, in order to reflect the period over which the depreciable asset is expected to be used by the Company. Based on technical evaluation the management estimates the useful lives of significant items of property, plant and equipment as follows:

Property, plant and equipment	Useful economic life
Buildings	28 years
Computers	1 -3 years
Plant and equipment	3 - 5 years
Furniture and fixtures	5 - 7 years
Vehicles	5 years
Office equipment	3 - 5 years
Leasehold land	Lease term ranging from 95-99 years

The leasehold improvements are depreciated over the assets' useful life or over the shorter of the assets useful life and the lease term.

Based on technical evaluation, the management believes that the useful lives as given above best represent the period over which management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of schedule II of the Companies Act, 2013.

Depreciation on addition to property, plant and equipment is provided on pro-rata basis from the date of acquisition.

Depreciation on sale/deduction from property, plant and equipment is provided up to the date preceding the date of sale, deduction as the case may be. Losses arising from the retirement of, and gains or losses arising from disposal of property, plant and equipment measured as the difference between amount realised and net carrying value which are carried at cost are recognized in the Standalone Statement of Profit and Loss under 'Other income/Other expenses'.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as change in accounting estimates.

Note 2.(3). Intangible assets and amortization

Intangible assets are recorded at the consideration paid for acquisition of such assets and are carried at cost of acquisition less accumulated amortization and impairment, if any.

Intangible assets are recognized when the asset is identifiable, is within the control of the Company, probable that future economic benefits attributable to the asset will flow to the Company and the cost of the asset can be reliably measured. Expenditure on research activities is recognized in the Standalone Statement of Profit and Loss as incurred. Development expenditure is capitalised only if the expenditure can be measured reliably, the product or process is technically and commercially feasible, future economic benefits are probable and the Company intends to complete development and to use or sell the asset.

The Company amortized intangible assets over their estimated useful lives using the straight line method. The estimated useful lives of intangible assets are as follows:

Intangible assets	Useful economic life
Software	3 - 7 years
Web Applications	3 - 7 years

Research costs are expensed as incurred. Software product development costs are expensed as incurred unless technical and commercial feasibility of the project is demonstrated, future economic benefits are probable, the Company has an intention and ability to complete and use or sell the software and the costs can be measured reliably. The costs which can be capitalized include the cost of material, direct labour or employee cost, professional fees paid to consultants, overhead costs that are directly attributable to preparing the asset for its intended use. Research and development costs and software development costs incurred under contractual arrangements with customers are accounted as expenses in the Standalone Statement of Profit and Loss.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Internally generated intangible assets (development costs)

Expenditure on internally developed products is capitalised if it can be demonstrated that:

- (i) it is technically feasible to develop the product for it to be sold
- (ii) adequate resources are available to complete the development
- (iii) there is an intention to complete and sell the product
- (iv) the Company is able to sell the product
- (v) sale of the product will generate future economic benefits, and
- (vi) expenditure on the project can be measured reliably.

Capitalised development costs are amortized over the periods (3-7 years) the Company expects to benefit from selling the products developed. The amortisation expense is included within the 'depreciation and amortisation expense' in the Standalone Statement of Profit and Loss.

Development expenditure not satisfying the above criteria and expenditure on the research phase of internal projects are recognized in the Standalone Statement of Profit and Loss as incurred.

Note 2.(4). Intangible assets under development

Intangibles which are not ready for intended use as on the date of Balance Sheet are disclosed as Intangible assets under development.

Intangible assets under development include costs associated with the development of Software/Web Applications for internal use and external sale. These assets are recognized when all the following conditions are met:

- The technical feasibility of completing the Software/Web Applications so that it will be available for use or sale is demonstrated.
- Management intends to complete the Software / Web Applications and use or sell it.

- There is an ability to use or sell the Software /Web Applications.
- It can be demonstrated how the Software / Web Applications will generate probable future economic benefits.
- Adequate technical, financial, and other resources to complete the development and to use or sell the Software/Web Applications are available.
- The expenditure attributable to the Software/Web Applications during its development can be reliably measured.

The costs capitalized include all directly attributable costs necessary to create, produce, and prepare the asset to be capable of operating in the manner intended by management. These costs typically include:

- Salaries and wages of employees directly involved in the development.
- Cost directly incurred for employees involved in the development.
- Costs of materials and services consumed in development.
- Depreciation of tools and equipment (if any) used in development.

Subsequent to initial recognition, intangible assets under development are carried at cost less any accumulated impairment losses. They are tested for impairment annually, and whenever there is an indication that the asset may be impaired. Upon completion, these assets are reclassified as intangible assets and are amortized on a systematic basis over their estimated useful life from the date they are available for use.

Note 2.(5). Impairment of non-financial assets

The Company assesses at each year end whether there is any objective evidence that a non financial asset or a group of non financial assets is impaired. If any such indication exists, the Company estimates the asset's recoverable amount and the amount of impairment loss.

An impairment loss is calculated as the difference between an asset's carrying amount and recoverable

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

amount. Losses are recognized in Standalone Statement of Profit and Loss and reflected in an allowance account. When the Company considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, then the previously recognized impairment loss is reversed through Standalone Statement of Profit and Loss.

The recoverable amount of an asset or cash-generating unit (as defined below) is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash in flows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the “cash-generating unit”).

Note 2.(6). Leases

Company as a lessee:

The Company’s lease asset classes primarily consist of leases for office premises. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset (“ROU”) and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases,

the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

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

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the lease term. The lease liability is initially measured at amortized cost at the present value of the future lease payments. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Company as a lessor:

At the inception of the lease the Company classifies each of its leases as either an operating lease or a finance lease. The Company recognizes lease payments received under operating leases as income on a straight-line basis over the lease term. In case of a finance lease, finance income is recognized over the lease term based on a pattern reflecting a constant periodic rate of return on the lessor’s net investment in the lease.

Note 2.(7). Employee benefits

(a) Short-term obligations

The undiscounted amount of short term employee benefits expected to be paid in exchange for the services rendered by employees is recognized in the year during which the employee rendered the

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

services. These benefits comprise salaries, wages and performance incentives.

(b) Other long-term employee benefit obligations

(i) Defined contribution plan

The Company has defined contribution plans for post employment benefits in the form of provident fund, employees’ state insurance, labour welfare fund, pension fund (NPS) and superannuation fund in India which are administered through Government of India and/or Life Insurance Corporation of India (LIC).

(ii) Defined benefit Plan

Gratuity: The Company has defined benefit plans for post employment benefits in the form of gratuity for its employees in India. The gratuity scheme of the Company is administered through Life Insurance Corporation of India (LIC). The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. Actuarial gains and losses are recognized immediately in the Other Comprehensive Income (OCI) as income or expense (net of taxes).

An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate; future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds where remaining maturity of such bond correspond to expected term of defined benefit obligation.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend

to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

(c) Share based payments

Stock options granted to employees of the Company and its subsidiaries (direct and step down) under the stock option scheme covered by Securities and Exchange Board of India (Share based employee benefits) Regulations, 2014 are accounted using the fair value method. Under the equity settled share-based payment, the fair value on the grant date of the award given to employees is recognized in the Standalone Statement of Profit and Loss with a corresponding increase in equity over the vesting period.

The fair value of the options at the grant date is calculated by an independent valuer basis ‘Black Scholes model’. At the end of each reporting period, apart from the non-market vesting condition, the expense is reviewed and adjusted to reflect changes to the level of options expected to vest. When the options are exercised, the Company issues fresh equity shares. The fair value of options granted to the employees of its subsidiaries are accounted as “Investment in subsidiaries” on a graded vesting basis over the vesting period of the option.

Note 2.(8). Foreign currency transactions

i) Functional and presentation currency: Items included in the standalone financial statements are measured using the currency of the primary economic environment in which the entity operates (‘the functional currency’). The standalone financial statements are presented in Indian rupee (₹), which is the Company’s functional and presentation currency.

ii) Foreign currency transactions and balances:

a) On initial recognition, all foreign currency transactions are recorded by applying to the foreign currency amount the exchange rate between the functional currency and the foreign currency at the date of the transaction. Gains/losses arising out of fluctuation in foreign exchange rates between the transaction date and settlement date are

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

- recognized in the Standalone Statement of Profit and Loss.
- b) Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date and the exchange differences are recognized in the Standalone Statement of Profit and Loss.
- c) Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

Note 2.(9). Fair value measurement

The Company measures financial instruments, such as, investments at fair value at each Balance Sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on 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 accessible to the Company.

All assets and liabilities for which fair value is measured or disclosed in the standalone 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:

- 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

The management determines the policies and procedures for both recurring fair value measurement and disclosure. 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.

Note 2.(10). Revenue from contracts with customers

Revenue from contracts with customers is recognized when control of the services are transferred (performance obligation), to the customer at an amount that reflects the consideration, to which the Company expects to be entitled in exchange for those goods or services.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government. The Company has concluded that it is the principal in its revenue arrangements since it is the primary obligor in the revenue arrangements as it has pricing latitude and is also exposed to credit risks.

Rental income receivable under operating lease is recognized on straight-line basis over the term of lease, except where alternative basis is more representative of pattern of benefit to be derived from leased asset. leased incentive granted are recognized as integral part of total rental income to be received. Contingent rental are recognized as income in accounting period in which they are earned.

Income from Information technology services is recognized on rendering of services based on agreements / arrangements with the concerned parties over the period of time.

Revenues recognized in excess of invoicing are classified as contract assets (which is classified as unbilled revenue) while invoicing in excess of revenues are classified as contract liabilities (which is classified as unearned revenues).

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

2.(11). Other Income

Dividend income from investments is recognized when the right to receive payment is established.

Interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument.

2.(12). Taxes

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

(a) Current income tax

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Current tax assets and liabilities are offset when there is a legally enforceable right to offset the recognized amount and there is an intention to settle the asset and liability on a net basis.

(b) Deferred tax

Deferred income tax is recognized using the balance sheet approach. Deferred income tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount, except when the deferred income tax arises from initial recognition of Goodwill or from the initial recognition of an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized to the extent that it is probable that taxable profit will be

available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax liabilities are not recognized for temporary differences between the carrying amount and tax bases of investments in subsidiaries where the Company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off assets against liabilities representing the current tax and where the deferred tax assets and liabilities relate to taxes on income levied by the same governing taxation laws.

Note 2.(13). Provisions and contingent liabilities

A provision is recognized when the Company has a present legal or constructive obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

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

Contingent liabilities are 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

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
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future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. Contingent assets are neither recognized nor disclosed in the standalone financial statements.

Note 2.(14). Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

Note 2.(15). Financial instruments

All financial instruments are recognized initially at fair value. Transaction costs that are attributable to the acquisition of the financial asset (other than financial assets recorded at fair value through profit or loss) are included in the fair value of the financial assets. Purchase or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trade) are recognized on trade date. While, loans and borrowings and payables are recognized net of directly attributable transaction costs.

For the purpose of subsequent measurement, financial instruments of the Company are classified in the following categories: non derivative financial assets comprising amortized cost, debt instruments at fair value through other comprehensive income (FVTOCI), equity instruments at FVTOCI or fair value through profit and loss account (FVTPL) and non derivative financial liabilities at amortized cost or FVTPL.

The classification of financial instruments depends on the objective of the business model for which it is held. Management determines the classification of its financial instruments at initial recognition.

a) Non-derivative financial assets

(i) Financial assets at amortized cost

A financial asset is measured at amortized cost if both of the following conditions are met:

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

They are presented as current assets, except for those maturing later than 12 months after the reporting date which are presented as non-current assets. Financial assets are measured initially at fair value plus transaction costs and subsequently carried at amortized cost using the effective interest method, less any impairment loss.

Amortised cost are represented by trade receivables, security deposits, cash and cash equivalents, employee and other advances and eligible current and non-current assets.

(ii) Debt instruments at FVTOCI

A debt instrument is measured at fair value through other comprehensive income if both of the following conditions are met:

- (a) the objective of the business model is achieved by both collecting contractual cash flows and selling financial assets and
- (b) the asset's contractual cash flow represent SPPI

Debt instruments included within FVTOCI category are measured initially as well as at each reporting period at fair value plus transaction costs. Fair value movements are recognized in other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain/(loss) in Standalone Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from equity to profit and loss. Interest earned is recognized under the effective interest rate (EIR) model.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
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(iii) Equity instruments at FVTOCI

All equity instruments are measured at fair value. Equity instruments held for trading is classified as FVTPL. For all other equity instruments, the Company may make an irrevocable election to present subsequent changes in the fair value in OCI. The Company makes such election on an instrument-by-instrument basis. If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividend are recognized in OCI which is not subsequently recycled to statement of profit and loss.

(iv) Financial assets at FVTPL

FVTPL is a residual category for financial assets. Any financial asset which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as FVTPL. In addition the Company may elect to designate the financial asset, which otherwise meets amortized cost or FVTOCI criteria, as FVTPL if doing so eliminates or significantly reduces a measurement or recognition inconsistency. The Company has not designated any financial asset as FVTPL. Financial assets included within the FVTPL category are measured at fair values with all changes in the Standalone Statement of Profit and Loss.

b) Non-derivative financial liabilities

(i) Financial liabilities at amortized cost

Financial liabilities at amortized cost represented by borrowings, trade and other payables are initially recognized at fair value, and subsequently carried at amortized cost using the effective interest rate method.

(ii) Financial liabilities at FVTPL

Financial liabilities at FVTPL represented by contingent consideration are measured at fair value with all changes recognized in the statement of profit and loss.

c) Investment in subsidiaries

Investment in subsidiaries are carried at cost plus additional fair value of share options granted to employees of subsidiaries net of impairment, if any.

Note 2.(16). Contributed equity

Equity shares are classified as equity share capital.

Incremental costs directly attributable to the issue of new shares are shown in other equity under securities premium as a deduction, net of tax, from the proceeds.

Note 2.(17). Earnings per share

Basic earnings per share (EPS) are calculated by dividing the net profit / (loss) after tax for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by adjusting the number of shares used for basic EPS with the weighted average number of shares that could have been issued on the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The diluted potential equity shares have been adjusted for the proceeds receivable had the shares been actually issued at fair value i.e. average market value of outstanding shares.

The number of shares and potentially dilutive shares are adjusted for share splits and bonus shares, as appropriate. In calculating diluted earnings per share, the effects of anti dilutive potential equity shares are ignored. Potential equity shares are anti-dilutive when their conversion to equity shares would increase earnings per share or decrease loss per share.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 3.a. Property, Plant and Equipment

Particulars	(Amount in ₹ Lakhs, unless otherwise stated)			
	Gross carrying amount		Accumulated depreciation	
	As at April 01, 2024	As at March 31, 2025	As at April 01, 2024	As at March 31, 2025
A) Owned assets				
Buildings	3,142	-	807	921
Computers	214	22	199	217
Plant and equipment	365	10	196	260
Furniture and fixtures	129	235	74	105
Electrical fittings and installations	33	14	11	11
Office equipment	120	51	71	57
Total (A)	4,003	272	1,358	1,571
B) Leased assets				
Leasehold land	170	-	34	36
Leasehold improvements	404	2	189	285
Total (B)	574	2	223	321
Total (A + B)	4,577	274	1,581	1,892

Particulars	(Amount in ₹ Lakhs, unless otherwise stated)			
	Gross carrying amount		Accumulated depreciation	
	As at April 01, 2023	As at March 31, 2024	As at April 01, 2023	As at March 31, 2024
A) Owned assets				
Buildings	3,078	3,142	692	807
Computers	206	214	116	199
Plant and equipment	363	365	128	196
Furniture and fixtures	129	129	50	74
Electrical fittings and installations	33	33	5	11
Office equipment	120	120	39	71
Total (A)	3,929	4,003	1,031	1,358
B) Leased assets				
Leasehold land	170	170	34	34
Leasehold improvements	361	404	76	189
Total (B)	531	574	110	223
Total (A + B)	4,460	4,577	1,141	1,581

Note : Refer Note 10.a. for information on property,plant and equipment hypothecated as security by the Company.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 3.b Right of use assets

A. Company as lessee:

The Company has taken office premises under lease arrangements.

i) The details of the right-of-use assets held by the Company is as follows:

(Amount in ₹ Lakhs, unless otherwise stated)	
Particulars	Building
Balance as at April 01, 2023	762
Additions / (deletions)	-
Depreciation charged during the year	(237)
Balance as at March 31, 2024	525
Balance as at April 01, 2024	525
Additions / (deletions)	(240)
Depreciation charged during the year	(174)
Balance as at March 31, 2025	111

ii) Set out below are the carrying amounts of lease liabilities and the movement during the year:

(Amount in ₹ Lakhs, unless otherwise stated)	
Particulars	Building
Balance as at April 01, 2023	795
Additions	-
Accretion of interest	60
Payment of interest	(60)
Payment of principal	(205)
Balance as at March 31, 2024	590
Current liabilities	248
Non current liabilities	342
Balance as at April 01, 2024	590
Additions	-
Deletions	(272)
Accretion of interest	26
Payment of interest	(26)
Payment of principal	(187)
Closing as at March 31, 2025	131
Current liabilities	131
Non current liabilities	-

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

iii) Maturity analysis on lease liabilities

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Less than one year	131	289
One to five years	-	301
Total	131	590

iv) Amount recognized in Statement of Profit and Loss:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest on lease liabilities	26	60
Depreciation expenses on right-of-use assets	174	237
Expenses relating to short-term leases	7	9

v) Amount recognized in Statement of Cash Flows:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Total cash outflow for leases (including short term lease)	220	274

B. Company as a lessor:

The Company has given certain office premises on lease.

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
i. Rental income recognized in the Standalone Statement of Profit and Loss	1,046	888
ii. Lease equalisation	353	181

Maturity analysis on lease payments receivable

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Less than one year	1,099	788
One to five years	2,494	1,668
Total	3,593	2,456

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 3.c Intangible assets

Particulars	(Amount in ₹ Lakhs, unless otherwise stated)					
	Gross carrying amount			Accumulated amortization		
	As at April 01, 2024	Additions	Deductions	As at April 01, 2024	For the year ended March 31, 2025	As at March 31, 2025
Owned assets						
Software	747	397	-	1,144	-	904
Total	747	397	-	1,144	-	904
Owned assets						
Software	747	-	-	747	-	614
Web applications	11	-	11	-	10	-
Total	758	-	11	747	117	731

Note 3.d Intangible assets under development

(Amount in ₹ Lakhs, unless otherwise stated)					
Particulars	As at April 01, 2024	Additions	Transfer to intangible assets	As at March 31, 2025	As at March 31, 2024
Software	427	283	(397)	313	357
Total	427	283	(397)	313	357

(i) Ageing schedule

(Amount in ₹ Lakhs, unless otherwise stated)					
As at March 31, 2025	As at March 31, 2025				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	169	144	-	-	313
Total	169	144	-	-	313

(ii) There are no projects as Intangible assets under development as at March 31, 2025 and March 31, 2024, whose completion is overdue or cost of which has exceeded in comparison to its original plan.

Note:

- (a) Intangible assets as at March 31, 2025 and March 31, 2024 includes software's being developed internally.
- (b) The Company is in the process of developing new products whose feasibility has been established and enhancing and increasing functionality of existing technology / software with a clear objective of deriving future economic benefit from the same. In the process the Company during the year ended March 31, 2025, has capitalized ₹ 283 Lakhs (₹ 357 Lakhs) in Intangible assets under development mainly on account of cost incurred on its own product team and management team directly involved. These are initially treated as Intangible assets under development and on completion transferred to Intangible assets.
- (c) The Company has not revalued its Intangible assets during the current year and previous year.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.a. Financial assets - investments

Note 4.a.1 - Financial assets- non current investments

(A) Investment in Equity Instruments (at cost)

	As at March 31, 2025			As at March 31, 2024		
	Number of shares/ debentures	Face value per share/ debenture	Amount	Number of shares/ debentures	Face value per share/ debenture	Amount
In subsidiary companies						
Unquoted, fully paid-up, face value in ₹						
K2V2 Technologies Private Limited	38,228	10	1,912	20,735	10	1,800
Aurum Softwares and Solutions Private Limited	60,00,000	10	600	60,00,000	10	600
Liv Real Solutions Private Limited (formerly Aurum RealTech Services Private Limited)	1,00,00,000	10	1,126	1,00,00,000	10	1,117
Integrow Asset Management Private Limited	67,89,438	10	2,473	33,80,000	10	999
Helloworld Technologies India Private Limited	1,07,000	10	5,872	1,07,000	10	5,868
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	1,80,000	10	2,171	10,000	10	2,115
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	73,000	100	963	73,000	100	963
Monk Tech Ventures Private Limited	51,000	10	5	51,000	10	5
NestAway Technologies Private Limited	6,08,092	1	8,685	5,45,631	1	7,791
Cuneate Services Private Limited	10,000	10	1	10,000	10	1
Imogentechno Delta Park Private Limited	-	-	-	10,000	10	1
Wisetechno Private Limited	-	-	-	10,000	10	1
Bonds Brain Technologies Private Limited	10,000	10	1	-	-	-
Unquoted, fully paid-up, Face value in USD						
Equity shares of Monk Tech Labs Pte. Limited	13,868	0.005	771	13,868	0.005	768
10% Fully convertible debentures of Monk Tech Labs Pte. Limited	100	10,000	838	75	10,000	625
Total of investments measured at cost			25,418			22,654

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(B) Investment in debentures (at amortized cost)

	As at March 31, 2025			As at March 31, 2024		
	Number of shares/ debentures	Face value per share/ debenture	Amount	Number of shares/ debentures	Face value per share/ debenture	Amount
In subsidiary companies						
Unquoted, fully paid-up, Face value in ₹						
12% Non - convertible debentures of Integrow Asset Management Private Limited	-	-	-	6,500	10,000	650
In others						
Unquoted, fully paid-up, Face value in ₹						
15% Non- convertible debentures of Pranami Neev Realty Limited	70	10,00,000	700	-	-	-
Total of investments measured at amortized cost			700			650

(C) Investments in equity shares measured at fair value through other comprehensive income

	As at March 31, 2025			As at March 31, 2024		
	Number of shares/ debentures	Face value per share/ debenture	Amount	Number of shares/ debentures	Face value per share/ debenture	Amount
In other companies						
Unquoted, fully paid-up, Face value in ₹						
Kylas Technologies Private Limited	1,500	10	0	1,400	10	0
Imogentechno Delta Park Private Limited	10,000	10	1	-	0	-
Wisetechno Private Limited	10,000	10	1	-	0	-
Total of investments measured at fair value through Other comprehensive income			2			0
Total			26,120			23,304
Aggregate amount of:						
Unquoted investments			26,120			23,304
Quoted investmemts and market value thereof			-			-
Impairment in value of investments			-			-

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.a.2 - Financial assets- current investments

(A) Investments in units measured at fair value through Profit and Loss

(i) In other companies

	As at March 31, 2025			As at March 31, 2024		
	Number of units	Face value per unit	Amount	Number of units	Face value per unit	Amount
Unquoted, fully paid-up, Face value in ₹						
Integrow Real Estate Special Situation Fund	2,647	1,00,000	3,217	1,500	100000	1,500
Total			3,217			1,500

Disclosure pursuant to Ind AS 27 ‘Separate Financial Statements’ for investment in equity instruments of subsidiary companies and associates:

Name of entity	Principal place of business	Proportion of voting rights held by the Company	
		As at March 31, 2025	As at March 31, 2024
K2V2 Technologies Private Limited	India	81.94%	44.44%
Aurum Softwares and Solutions Private Limited	India	100.00%	100.00%
Liv Real Solutions Private Limited (formerly Aurum RealTech Services Private Limited)	India	100.00%	100.00%
Monk Tech Labs Pte. Limited	Singapore	40.00%	40.00%
Hello World Technologies Private Limited	India	100.00%	100.00%
Integrow Asset Management Private Limited	India	49.13%	49.13%
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	India	100.00%	100.00%
Monk Tech Venture Private Limited	India	51.00%	51.00%
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	India	100.00%	100.00%
Cuneate Services Pvt Ltd	India	100.00%	100.00%
NestAway Technologies Private Limited	India	98.72%	93.64%
Wisetechno Private Limited	India	-	100.00%
Imogentechno Delta Park Private Limited	India	-	100.00%

Notes :

(i) K2V2 Technologies Private Limited (K2V2)

The Company invested ₹ 1,800 Lakhs in FY 2021-22 for a 44.44% equity stake in K2V2. During the year, the Company acquired an additional 37.53% of K2V2’s equity shares for a consideration of ₹ 112 Lakhs, increasing its total holding to 81.94%.

(ii) Aurum RealTech Services Private Limited (ARTL)

Under its ESOP plan, the Company granted stock options to ARTL employees. The cost associated with these options, amounting to ₹ 9 Lakhs for 2024-25 has been recorded by the Company as an Investment in ARTL.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(iii) Monk Tech Labs Pte. Limited (MTL)

Under its ESOP plan, the Company has granted stock options to MTL employees. The cost associated with these options, amounting to ₹ 3 Lakhs for 2024-25, has been recorded by the Company as an Investment in MTL.

(iv) Integrow Asset Management Private Limited (Integrow)

In FY 2021-22, the Company invested ₹ 999 Lakhs for a 49.13% equity stake in Integrow. Subsequently, in 2024-25, a loan and the accrued interest on the outstanding loan, totaling ₹ 1,474 Lakhs, provided by the Company to Integrow, were converted into an equity investment.

(v) Helloworld Technologies India Private Limited (HWTL)

In FY 2022-23, the Company acquired 100% of the equity shares of HWTL for a consideration of ₹ 3,811 Lakhs. Subsequently, in FY 2023-24, loans and accrued interest on outstanding loans provided by the Company to HWTL, totaling ₹ 1,733 Lakhs, were converted into equity investments.

Under its ESOP plan, the Company granted stock options to HWTL employees. The cost associated with these options, amounting to ₹ 4 Lakhs for 2024-25 has been recorded by the Company as an Investment in HWTL.

(vi) Aurum Analytica Private Limited (Analytica)

In FY 2022-23, the Company acquired 100% of the equity shares of Analytica for a consideration of ₹ 1,850 Lakhs. During the 2024-25, the Company made a further investment of ₹ 17 Lakhs in the equity shares of Analytica.

Under its ESOP plan, the Company granted stock options to Analytica employees. The cost associated with these options, amounting to ₹ 38 Lakhs for 2024-25 has been recorded by the Company as an Investment in Analytica.

(vii) YieldWiseX Technologies Private Limited (YeildWiseX)

In FY 2023-24, the Company invested ₹ 963 Lakhs for a 100% equity stake in YieldWiseX.

(viii) Monk Tech Ventures Private Limited (MTVL)

In FY 2023-24, the Company invested ₹ 5 Lakhs for a 51% equity stake in MTVL.

(ix) NestAway Technologies Private Limited (NTPL)

In FY 2023-24, the Company acquired 93.64% of the equity shares of NTPL for a consideration of ₹ 7,791 Lakhs. During 2024-25, the Company made a further investment of ₹ 892 Lakhs in the equity shares of NTPL, increasing its holding to 98.72%.

Under its ESOP plan, the Company granted stock options to NTPL employees. The cost associated with these options, amounting to ₹ 2 Lakhs for 2024-25 has been recorded by the Company as an Investment in NTPL.

(x) Imogentechno Delta Park Private Limited and Wisetechno Private Limited

These two entities were formed in FY 2023-24 with an investment of ₹ 1 lakh each as special purpose vehicles for the Fractional Ownership business under YieldWiseX. With the onboarding of external investors during the 2024-25, the Board control of these entities has been transferred, and therefore they are no longer treated as subsidiaries.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.b. Financial assets - loans

Note 4.b.1 - Loans (non-current)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Unsecured, considered good		
Loans (Refer note 21)	581	1,231
Total	581	1,231

Notes:

- (i) Loans or advances in the nature of loans are granted to Promoters, Directors, KMPs and the Related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person are as below:

(Amount in ₹ Lakhs, unless otherwise stated)				
Type of Borrower	As at March 31, 2025		As at March 31, 2024	
	Amount outstanding	% of Total	Amount outstanding	% of Total
Promoter	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related Parties	581	100%	1,231	100%
Total	581	100%	1,231	100%

- (ii) Loan to related parties carries a interest rate of 10-15% per annum and tenure between 2-4 years.

Note 4.b.2 - Loans (current)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured, considered good		
Loans (Refer note 21)	7,642	4,321
Total	7,642	4,321

Notes:

- (i) Loans or advances in the nature of loans are granted to Promoters, Directors, KMPs and the Related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person are as below:

(Amount in ₹ Lakhs, unless otherwise stated)				
Type of Borrower	As at March 31, 2025		As at March 31, 2024	
	Amount outstanding	% of Total	Amount outstanding	% of Total
Promoter	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related Parties	7,642	100%	4,321	100%
Total	7,642	100%	4,321	100%

- (ii) Loan to related parties are given for business purposes ,carries a interest rate of 10-15% per annum and tenure between 2-4 years or on demand.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.c. Non-current financial assets - Others

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured, considered good		
Long term deposits with bank	90	-
Security deposits	139	171
Total	229	171

Note 4.d. Trade receivables

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured		
Considered good (Refer note 21)	359	309
Significant increase in credit risk	8	21
Less : Provision for trade receivables which have significant increase in credit risk	(8)	(21)
Total	359	309

Trade receivables ageing Schedules for the year ended March 31, 2025 and year ended March 31, 2024 outstanding from the due date of payment:

Unsecured, considered good

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Less than 6 months	47	117
6 months - 1 year	13	113
1-2 year	208	79
2- 3 years	91	-
More than 3 years	-	-
Total	359	309

Unsecured, significant increase in credit risk

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Not due	-	-
Less than 6 months	-	-
6 months - 1 year	-	-
1-2 year	-	21
2- 3 years	8	-
More than 3 years	-	-
Total	8	21

The Company does not have any disputed trade receivables.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.e. Cash and cash equivalents

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Cash and cash equivalents consists of the followings:		
Balances with banks		-
Current accounts	102	47
Total	102	47

Note 4.f. Bank balances other than cash and cash equivalents

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Fixed deposits with original maturity for more than 3 months but less than 12 months	625	818
Earmarked balances with banks		
Unclaimed dividend account	713	732
ESOP deposits and call money received on Rights issue	87	-
Total	1,425	1,550

Note 4.g. Current financial assets - others

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured, considered good		
Interest accrued on deposits	27	32
Interest accrued (Refer note 21)	235	211
Security deposits	1	1
Other receivables	-	11
Total	263	254

Note 5.a. Income tax assets (net)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Advance income tax including tax deducted at source	113	1,258
Total	113	1,258

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 5.b. Deferred tax assets

(a) Deferred tax relates to the following:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Deferred tax assets		
On property, plant and equipment	69	49
On business loss	891	852
On provision for employee benefits	4	5
Total	963	906
Deferred tax liabilities		
On fair valuation gain/(losses) on lease liabilities and lease equalisation levy	83	24
On property, plant and equipment	10	-
Total	92	24
Deferred tax assets, net	871	882

(b) Reconciliation of deferred tax assets / (liabilities) (net):

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	882	529
Tax (liabilities) / assets recognized in the Standalone of Profit and Loss	(8)	351
On re-measurement gain / (loss) of post employment benefit obligation	(2)	2
Closing balance	871	882

(c) Deferred tax assets / (liabilities) to be recognized in Balance Sheet :

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Deferred tax assets	963	432
Deferred tax liabilities	(92)	(81)
Total	871	351

(d) Income tax expense:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Current tax	-	-
Taxation in respect of earlier years	12	-
Deferred tax (credit) / charge	8	(351)
Total	20	(351)

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(e) **Reconciliation of tax charge:**

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Loss before tax	(255)	(1,690)
Statutory Income tax rate	25.17%	25.17%
Income tax (credit) / expense on the same at tax rates applicable	(64)	(425)
Tax effects of :		
Items not deductible to tax	128	74
Impact of lower effective tax rates on rent income	(55)	-
Tax of earlier years	12	-
Income tax expense / (credit)	20	(351)

Note 6. Other non-current assets

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Prepaid expenses	56	69
Lease equalization	353	181
Total	409	250

Note 7. Other current assets

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Balance with statutory authorities	24	3
Advance to vendors	14	33
Unbilled revenue	45	31
Prepaid expenses	87	74
Others	6	251
Total	176	391

Share of stamp duty ₹ 249 Lakhs (March 31, 2025: ₹ 249 Lakhs) against demand on Mastek Ltd. by the office of the superintendent of Stamps, Gandhinagar, for implementation of the demerger scheme, paid under protest.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 8. Equity share capital

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Authorised share capital		
20,00,00,000 Equity shares of ₹ 5/- each	10,000	10,000
(March 31, 2024 : 20,00,00,000 Equity shares of ₹ 5/- each)		
Total	10,000	10,000
Issued, subscribed and paid up capital		
2,92,73,456 Equity shares of ₹ 5/- each fully paid	1,463	1,456
(March 31, 2024 : 2,91,30,356 Equity shares of ₹ 5/- each fully paid)		
4,29,44,533 Equity shares of ₹ 5/- each, ₹ 3.12/- paid-up	1,341	537
(March 31, 2024 : 4,29,44,533 Equity shares of ₹ 5/- each, ₹ 1.25/- paid-up)		
Less : Calls unpaid	(48)	-
(Refer note c below)		
Total	2,756	1,993

(a) **Reconciliation of equity shares outstanding at the beginning and at the end of the year**

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March 31, 2025		As at March 31, 2024	
	No. of shares	Amount	No. of shares	% of Total
Outstanding at the beginning of the year	7,20,74,889	1,993	7,15,74,222	1,968
Add : Shares issued on exercise of employee stock options	1,43,100	8	5,00,667	25
Add : Call money received on Rights issue	-	755	-	-
Outstanding at the end of the year	7,22,17,989	2,756	7,20,74,889	1,993

(b) **Rights, preferences and restrictions attached to shares:**

Equity Shares: The Company has only one class of equity shares having par value of ₹ 5/- per share. The holder of the equity share is entitled to dividend right and voting right in the same proportion as the capital paid-up on such equity share bears to the total paid-up equity share capital of the Company. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company in the same proportion as the capital paid-up on the equity shares held by them bears to the total paid-up equity share capital of the Company.

(c) **Issue of shares under Rights Issue:**

The Company had issued 4,29,44,533 equity shares of face value of ₹ 5/- each on right basis (‘Rights Equity Shares’). In accordance with the terms of issue, ₹ 20/- (including a premium of ₹ 18.75/- per share) i.e. 25% of the Issue Price per Rights Equity Share, was received from the concerned allottees on application and shares were allotted. The Company has made First call of ₹ 30/- per Rights Equity Share (including a premium of ₹ 28.13/- per share) in March 2024. As on March 31, 2025, an aggregate amount of ₹ 764 Lakhs (including premium amount of ₹ 716 Lakhs) is unpaid. The trading of 4,03,99,270 partly paid shares were effective from May 07, 2024.

The Company has made Second and Final call of ₹ 30/- per Rights Equity Share (including a premium of ₹ 28.12/- per share) in March 2025 alongwith a reminder for the first call unpaid. The last date of payment of call money is April 30, 2025.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Utilization of funds received under Rights Issue :

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024	Year ended March 31, 2023
Source of funds			
Opening unutilised fund	-	415	-
Proceeds from issue	12,120	-	8,589
Interest earned	8	-	59
Utilization of funds			
Payment towards :			
Issue expenses	3	-	397
Product development	89	40	287
Product marketing	63	20	-
Identified Investments	2,150	355	5,698
Funding inorganic growth initiatives and general corporate purpose	9,823	-	1,850
Unutilised funds	-	-	416

(d) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company:

(Amount in ₹ Lakhs, unless otherwise stated)

Name of the shareholder	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% of holding in the class	Number of shares	% of holding in the class
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	3,60,32,859	49.90%	3,60,32,859	49.99%
Total	3,60,32,859	49.90%	3,60,32,859	49.99%

(e) Change in shareholding of promoters are disclosed below:

(Amount in ₹ Lakhs, unless otherwise stated)

Name of Promoters	Number of shares	% Total shares	% Changes during the year
Year ended March 31, 2025			
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	3,60,32,859	49.90%	(0.09%)
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	3,60,32,859	49.99%	(0.35%)

- (f) No class of shares have been issued as bonus shares or for consideration other than cash by the Company in last 5 years.
- (g) Shares reserved for issue under options as at March 31, 2025 and March 31, 2024, were 15,89,615 and 17,07,375 respectively (Refer note 15.b)

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 9. Other equity

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
(A) Securities premium		
Opening balance	21,862	21,212
On exercise of Employee stock options	106	169
Transfer from Stock options outstanding account	97	481
Received on Rights issue	11,349	-
Closing balance	33,414	21,862
(B) ESOP deposits and share call money account		
Opening balance	-	-
Received on Rights issue - pending allotment	85	-
Received on exercise of ESOPs - pending allotment	2	-
Closing balance	87	-
(C) Capital redemption reserve	79	79
(D) Stock options outstanding account		
Opening balance	786	347
Employee stock options granted to employees	276	483
Employee stock options granted to employees of subsidiary companies	57	437
Transferred to Securities premium	(97)	(481)
Closing balance	1,022	786
(D) Retained earnings		
Opening balance	(842)	502
Net loss for the current year	(275)	(1,339)
Other comprehensive income / (loss)	7	(5)
Closing balance	(1,110)	(842)
Total	33,492	21,884

Note 10.a. Borrowings

(Amount in ₹ Lakhs, unless otherwise stated)

Name of the shareholder	As at March 31, 2025		As at March 31, 2024	
	Non-current	Current	Non-current	Current
Particulars				
Secured - at amortized cost				
Term loan - LRD from Axis Bank (refer note 10.a.1)	3,922	150	4,072	121
Term loan - LRD from Axis Bank (refer note 10.a.2)	2,075	66	-	-
OD FD -ICICI Bank (refer note 10.a.3)	-	89	-	82
OD FD - Axis Bank (refer note 10.a.3)	-	152	-	97
Term loan - Axis Bank (refer note 10.a.4)	-	-	-	4,300
Less: Unamortized portion of ancillary borrowing cost	(44)	-	(30)	-
Total (A)	5,953	457	4,042	4,600
Unsecured				
Loan from related parties (refer note 10.a.5)	1,597	-	5,230	-
Total (B)	1,597	-	5,230	-
Total (A+B)	7,550	457	9,272	4,600

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 10.a.1 Secured Term Loan under Lease Rental Discounting (LRD) from Axis Bank

The Company has taken loan from Axis Bank amounting ₹ 4,263 Lakhs in FY 2023-24

Interest rate:

Repo rate + 2.50% p.a

Security details:

Hypothecation of entire current assets and lease rentals, both present and future on exclusive basis and collateral of commercial property located at plot no P-136 and P-136 1 ,MIDC TTC Industrial Area, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra owned by the Company.

Repayment schedule:

Within one year (₹ Lakhs)	150
After one year but not more than 5 years (₹ Lakhs)	1,127
More than 5 years (₹ Lakhs)	2,795

Note 10.a.2 Secured Term Loan under Lease Rental Discounting (LRD) from Axis Bank

The Company has taken loan from Axis Bank amounting ₹ 2,168 Lakhs, net of processing fees and other charges in FY 2024 - 25

Interest rate:

Repo rate + 2.50% p.a

Security details:

Hypothecation of entire current assets and lease rentals, both present and future on exclusive basis and collateral of commercial property located at plot no P-136 and P-136 1 ,MIDC TTC Industrial Area, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra owned by the Company.

Repayment schedule

Within one year (₹ Lakhs)	66
After one year but not more than 5 years (₹ Lakhs)	567
More than 5 years (₹ Lakhs)	1,508

10.a.3 Overdraft against fixed deposit (OD FD)

(i) ICICI Bank

The Company has taken OD facility from ICICI Bank amounting ₹ 90 Lakhs.

Interest rate:

7.45% p.a

Security details:

Secured by Fixed deposit ₹ 105 Lakhs.

(ii) Axis Bank

The Company has taken OD facility from ICICI Bank amounting ₹ 180 Lakhs.

Interest rate:

7.70% p.a

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Security details:

Secured by Fixed deposit ₹ 215 Lakhs.

10.a.4. Term loan- Axis Bank

During the year, the Company has repaid the Term loan of ₹ 4,400 Lakhs to Axis Bank Limited.

Interest rate:

Repo rate + 2.50% p.a

Security details:

Hypothecation of entire current assets, both present and future on exclusive basis and collateral of commercial property located at plot no P-136 and P-136 1 ,MIDC TTC Industrial Area, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra owned by the Company.

10.a.5. Unsecured loan :

Loan from related parties carries interest rate of 10.30% p.a (9.00-10.00% p.a. in FY 2023-24).

Note10.b . Other Financial liabilities

Note 10.b.1 . Other non-current financial liabilities

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Security deposits	233	141
Total	233	141

10.b.2. Other financial liabilities - current

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Capital creditors	5	5
Employee related payables	56	62
Interest accrued on borrowings	23	116
Provision for expenses	47	315
Unclaimed special dividend*	713	732
Security deposits	-	18
Other payables	3	20
Total	847	1,267

*During the year, the Company has transferred ₹ 2 Lakhs to Investor’s Education and Protection Fund (IEPF) and there is no amount due and outstanding as at Balance Sheet date to be credited to the fund.

Note 10. c. Trade payables

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Total outstanding dues of micro and small enterprises (Refer note 21)	20	25
Total outstanding dues of creditors other than micro and small enterprises	33	140
Total	53	165

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Disclosure relating to suppliers registered under MSMED Act based on the information available with the Company:

Based on the information available with the Company, the Company has following balances due to suppliers registered under the “The Micro, Small and Medium Enterprises Development Act, 2006”(‘MSMED Act’). The disclosures pursuant to the said MSMED Act are as follows:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
(a) Amount remaining unpaid to supplier at the end of each accounting year:		
Principal	20	25
Interest	-	-
Total	20	25
(b) Principal amount paid to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
(c) Interest paid, other than under Section 16 of MSMED Act to suppliers registered under the MSMED Act, beyond the appointed day during the day	-	-
(d) Interest paid, under Section 16 of MSMED Act to suppliers registered under the MSMED Act, beyond the appointed day during the day	-	-
(e) Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-
(f) Further interest remaining due and payable for earlier years	-	-

Trade payable ageing schedule for other than MSME

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Not due	6	26
Less than 1 year	22	114
1-2 Years	3	1
2-3 Years	1	-
More than 3 Years	-	-
Total	32	141

Trade payable ageing schedule for MSME

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Unbilled	-	-
Not due	3	7
Less than 1 year	17	17
1-2 years	-	2
2-3 years	-	-
More than 3 years	-	-
Total	20	25

Note:- There are no disputed trade payables.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 11. Provisions

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Provision for employee benefits (Refer note15.a)		
Provision for gratuity (funded)	14	19
Total	14	19

Note 12.a. Other non-current liabilities

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Deferred income on discounting of financial instruments	63	43
Total	63	43

Note 12.b. Other current liabilities

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Statutory dues payable	40	58
Total	40	58

Note 13. Revenue from operations

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Information technology services (Refer note 21)	20	20
Rent income (Refer note 21)	1,046	888
Expenses recovered from customers	155	171
Total	1,221	1,079

Note 13.a. Disaggregate revenue information

The table below presents disaggregated revenues from contracts with customers for the year ended March 31, 2025 and March 31, 2024 by offerings and contract-type. The Company believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Revenue by offerings :		
Information technology services	20	20
Rent and related income	1,201	1,059
Services transferred over time	1,221	1,079

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 14. Other income

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest income from financial assets at amortized cost :		
deposits (Refer note 21)	75	68
loans (Refer note 21)	804	424
debentures (Refer note 21)	193	144
security deposits	32	22
Interest on income tax refund*	61	156
Income on investments measured at fair value	541	319
Profit on sale of current investments (mutual funds)	24	2
Support services income (Refer note 21)	176	279
Reversal of provisions	259	-
Gain on foreign currency transactions and translations	2	9
Miscellaneous income	9	10
Total	2,176	1,433

*Interest on income tax refund pertains to A.Y. 2016-17 and 2024-25, received during the financial year. The same has been recognized as income on receipt basis.

Note 15. Employee benefit expense

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Salaries, wages, bonus and other allowances	528	715
Contribution to provident fund, ESI and other funds (Refer note 15.a)	45	56
Gratuity expenses (Refer note 15.a)	15	12
Share based payments (Refer note 15.b)	276	483
Staff welfare expenses	48	31
Total	912	1,297

Note 15.a. Employee benefits

(A) Defined contribution plans

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
During the year, the Company has recognized the following amounts in the Standalone Statement of Profit and Loss		
Contribution to provident fund	29	34
Contribution to superannuation fund	2	2
Contribution to national pension scheme	14	20
Total	45	56

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(B) Defined benefit plan - Gratuity

The Company sponsors funded defined benefit plans for qualifying employees. The defined benefit plans are administered by Life Insurance Corporation of India (LIC) and every year the required contribution amount is paid to LIC. Under the Gratuity plan, the eligible employees are entitled to post-retirement benefit at the rate of 15 days salary for each year of service until the retirement age of 58 . The vesting period for Gratuity as payable under The Payment of Gratuity Act is 5 years. The employee defined plan assets/ (liability) has been determined by actuary as per the provisions of IND AS 19 “Employee benefits”.

i) Actuarial assumptions

The principal assumptions used for the purposes of actuarial valuation were as follows:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Discount rate (per annum)	6.56%	7.24%
Rate of increase in salary	Next year 13%, thereafter 7%	7.00%
Expected average remaining working lives of employees (years)	4.51	9.02
Attrition rate (across various age groups)	0 - 50%	0 - 22%
Expected rate of return on plan assets	6.56%	7.24%

ii) Changes in the present value of defined benefit obligation

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Present value of obligation at the beginning of the year	44	23
Current service cost	13	12
Interest on defined benefit obligation	3	2
Actuarial (gain) / loss on obligations	(9)	7
Benefits paid	-	-
Present value of obligation at the end of the year	51	44

iii) Change in fair value of assets

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Fair value of plan assets at the beginning of the year	25	18
Expected return on plan assets	2	1
Employer's contribution	10	6
Benefits paid	-	-
Actuarial (loss) / gain on plan assets	0	(0)
Fair value of plan assets at the end of the year	37	25

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

iv) **Expense recognized as employee benefits expense in the Standalone Statement of Profit and Loss**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Current service cost	13	12
Interest on net defined benefit liability / (asset)	2	(0)
Total	15	12

v) **Expense recognized as employee benefits expense in the Standalone Statement of Profit and Loss**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Remeasurements during the year due to:		
Changes in financial assumptions	4	1
Experience adjustments	(9)	6
Demographic assumption changes	(4)	-
Actual return on plan assets less expected interest on plan assets	(0)	-
Total	(9)	7
	15	12

vi) **Expense recognized as employee benefits expense in the Standalone Statement of Profit and Loss**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Present value of funded defined benefit obligation	51	44
Fair value of plan assets	(37)	(25)
Net liability	14	19

vii) **Expected contribution to the fund in the next year** **10** **15**

viii) **Sensitivity analysis**

Gratuity is a lump sum plan and the cost of providing these benefits is typically less sensitive to small changes in demographic assumptions. The key actuarial assumptions to which the benefit obligation results are particularly sensitive to are discount rate and expected salary increase. A quantitative sensitivity analysis for significant assumptions is furnished below:

(Amount in ₹ Lakhs, unless otherwise stated)

Impact on defined benefit obligation	As at March 31, 2025		As at March 31, 2024	
	Discount rate			
	in (%)	in ₹	in (%)	in ₹
0.5% increase	(3.58)%	50	(3.85)%	42
0.5% decrease	3.82%	53	4.13%	46
Rate of increase in salary				
0.5% increase	4.20%	54	4.13%	46
0.5% decrease	(3.58)%	49	(3.88)%	42

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

ix) **Maturity profile of defined benefit obligations**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Expected future cashflows		
Year 1	4	0
Year 2	5	0
Year 3	8	1
Year 4	33	2
Year 5	2	35
Years 6 to 10	8	6
Years 10 and above	7	50

x) **The major categories of plan assets are as follows:**

The plan asset for the funded gratuity plan is administered by Life Insurance Corporation of India ('LIC') as per the investment pattern stipulated for Pension and Group Schemes fund by Insurance Regulatory and Development Authority regulations i.e. 100% of plan assets are invested in insurer managed fund. Quoted price of the same is not available in active market.

xi) **Risk exposure**

Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

Investment risk

The present value of the defined benefit plan liability is calculated using a discount rate determined by reference to market yields at the end of the reporting period on government bond; if the return on plan asset is below this rate, it will create a plan deficit. Currently the plan has a relatively balanced investment in equity securities and debt instruments.

Interest risk

A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

Note 15.b. Share based payments

(a) **Scheme details**

The Company has Employee Stock Option scheme i.e. ESOP 2021, under which options have been granted on the basis of performance and other eligibility criterias at the exercise price of ₹ 5/- to ₹ 80/- per share to be vested from time to time.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

The following table illustrates the number and weighted average exercise prices (WAEP) of, and movements in, share options during the year:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Options outstanding at beginning of the year	17,07,375	77.76	22,04,292	68.90
Options granted during the year	38,840	80.00	1,26,250	77.00
Options exercised during the year	(1,43,100)	78.99	(5,00,667)	38.73
Options cancelled during the year	(13,500)	77.00	(1,22,500)	77.00
Options outstanding at the end of the year	15,89,615	77.71	17,07,375	77.76
Options exercisable at the end of the year	8,57,000	78.17	4,41,200	78.91

The fair value of each option is estimated on the date of grant using the Black Scholes model. The following tables list the inputs used on the date of grant for the years ended:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Weighted average fair value of the options at the grant dates (₹)	151.76	86.00
Dividend yield (%)	Nil	Nil
Risk free interest rate (%)	6.84 - 7.00%	7.16%
Expected life of share options (years)	2.5 - 5 Years	5 Years
Expected volatility (%)	37.77 - 44.29%	45.15%

(b) Stock options exercised during the year :

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Number of options exercised during the year	1,43,100	5,00,667
Weighted average share price at the date of exercise (₹)	160.27	128.45

(c) For stock options outstanding at the end of the year, the range of exercise prices and weighted average remaining contractual life (vesting period and exercise period)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Options outstanding	15,89,615	17,07,375
Range of exercise price (₹)	77.00 - 80.00	77.00 - 80.00
Weighted average exercise price (₹)	77.71	77.76
Weighted average remaining contractual life (years)	3.00	3.50

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(d) Information on stock options granted during the year ended:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Number of options granted during the year	38,840	1,26,250
Option pricing model used	Black Scholes	Black Scholes
Weighted average share price (₹)	209.33	85.56
Exercise price (₹)	77.00 - 80.00	77.00 - 80.00
Expected volatility (%)	45.00%	45.15%
Option life (vesting period and exercise period)	2.5 - 5 Years	5 Years
Dividend yield (%)	Nil	Nil
Risk free interest rate (%)	6.84 - 7.00%	7.16%

(e) Information on stock options granted during the year ended:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Stock option outstanding account (Refer note 9D)	1,022	786
Share based payments (Refer note 15)	276	483

Note 16. Finance costs

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest on :		
lease liabilities (Refer note 3.b)	26	60
borrowings (Refer note 21)	680	838
security deposits	18	12
Total	724	910

Note 17. Depreciation and amortization expenses

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on property, plant and equipment (Refer note 3.a)	379	441
Depreciation on right of use assets (Refer note 3.b)	174	237
Amortization of intangible assets (Refer note 3.c)	107	117

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Total	660	795

Note 18. Other expenses

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
a. Operating expenses		
Professional fees	43	26
Repairs and maintenance - buildings (Refer note 21)	147	118
Rates and taxes	54	47
Electricity	172	208
Utilities	12	33
Rent	4	-
Loss on sale of property, plant and equipment	35	-
Loss on termination of lease	5	-
	472	432
b. Selling and distribution expenses		
Brokerage and commission	29	24
	29	24
c. Establishment expenses		
Advertisement and publicity	111	133
Travelling and conveyance	24	28
Professional fees (Refer note (a) below)	178	138
Hardware and software expenses	19	87
Repairs and maintenance - buildings	50	51
Rent	7	9
Electricity	13	56
Rates and taxes	28	18
Insurance	2	2
Communication charges	3	12
Printing and stationery	4	3
Membership and subscription	29	21
Seminar and conference	88	21
Stock exchange listing fees	39	30
CSR expenditure	-	6
Provision for bad debts	-	21
Advances written off	248	-
Miscellaneous expenses	12	29
	855	665
Total	1,356	1,121

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

*Note : (a) The following is the break-up of auditors remuneration (exclusive of GST)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
i. Statutory audit fees	23	29
ii. Other matters- other professional and certification fees	6	2
Total	29	31

Note 19. Exceptional items

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Professional fees	-	79
Total	-	79

Note: During the previous year ended March 31, 2024 the Company has incurred certain professional expenses as acquisition of subsidiaries / businesses which has been shown as exceptional items.

Note 20. Earnings per share

Basic earnings per share amounts are calculated by dividing the (loss)/profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the (loss)/profit attributable to equity holders after adjusting by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on outstanding stock options.

The components of basic and diluted earnings per share for total operations are as follows:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
(a) Loss for the year attributable to equity shareholders	(275)	(1,339)
(b) Weighted average number of outstanding equity shares considered for basic EPS	5,41,90,584	3,94,48,476
Effect of dilutive potential equity shares arising from outstanding employee stock options	7,56,686	10,29,620
Number of shares considered for diluted EPS	5,49,47,270	4,04,78,096
(c) Earnings per share (Face value per share ₹ 5/- each (Previous year ₹ 5/- each))		
Basic (₹)	(0.51)	(3.39)
Diluted (₹)**	(0.51)	(1.87)

*The weighted average number of shares takes into account the weighted average effect of changes arising from issue of new shares and ESOP transactions during the year.

** Since the effect is anti dilutive, Diluted earnings per share will be same as basic earning per share.

There have been no transactions involving equity shares or potential equity shares between the reporting date and the

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

date of authorization of these financial statements

Note 21. Related party disclosures

(A) Names of related parties and description of relationship with whom the Company had transactions during the year

(Amount in ₹ Lakhs, unless otherwise stated)

Name of the Related Party		Country	Relationship
1.	Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	India	Promoter
2.	Aurum Facility Management Private Limited (formerly known as Orize Property Management Private Limited)	India	Entity in which Director is Director
3.	Aurum Platz (Goregaon) Private Limited	India	Entity in which Director is Director
4.	K2V2 Technologies Private Limited	India	Subsidiary
5.	Aurum Softwares and Solutions Private Limited	India	Wholly Owned Subsidiary
6.	Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	India	Wholly Owned Subsidiary
7.	Monk Tech Labs Pte. Limited	Singapore	Subsidiary
8.	Integrow Asset Management Private Limited	India	Subsidiary
9.	Helloworld Technologies India Private Limited	India	Wholly Owned Subsidiary
10.	Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	India	Wholly Owned Subsidiary
11.	Monktech Venture Private Limited	India	Subsidiary
12.	Cuneate Services Private Limited	India	Wholly Owned Subsidiary
13.	YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	India	Wholly Owned Subsidiary
14.	NestAway Technologies Private Limited	India	Subsidiary
15.	Imogentechno Delta Park Private Limited	India	Wholly Owned Subsidiary up to June 26, 2024
16.	Wisetechno Private Limited	India	Wholly Owned Subsidiary up to September 28, 2024
17.	Bonds Brain Technologies Private Limited	India	Wholly Owned Subsidiary

(B) Other related parties with whom the Company had transactions during the year

List of Key management personnel:

Vasant Gujarathi	Non-Executive Independent Director
Ajit Joshi	Non-Executive Independent Director
Padma Deosthali	Non-Executive Independent Director
Ramashrya Yadav	Non-executive Director
Srirang Athalye	Non-executive Director
Onkar Shetye	Executive Director
Kunal Karan	Chief Financial Officer
Sonia Jain	Company Secretary & Compliance Officer

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(C) Details of transactions with related party in the ordinary course of business:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
I. Revenue from operations		
i. Information technology services		
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	20	20
Total	20	20
ii. Rent income		
K2V2 Technologies Private Limited	60	216
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	33	133
Total	93	349
Total	113	369
II. Other income		
i. Interest income on deposits		
Aurum Platz (Goregaon) Private Limited	23	-
During the year the Company has invested in inter-company deposit of Aurum Platz (Goregaon) Private Limited amounting to ₹ 1,500 Lakhs which were encashed during the year and there was no deposit as on March 31, 2025		
Total	23	-
ii. Interest income on loans		
K2V2 Technologies Private Limited	79	75
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	2	21
Integrow Asset Management Private Limited	126	42
Helloworld Technologies India Private Limited	153	147
Aurum Analytica Private Limited(formerly known as Blink Advisory Services Private Limited)	43	32
Monk Tech Venture Private Limited	24	7
YieldWiseX Technologies Private Limited(formerly known as Vartaman Consultants Private Limited)	188	53
Nestaway Technologies Private Limited	154	28
Imogentechno Delta Park Private Limited	11	13
Wisetechno Private Limited	25	7
Bonds Brain Technologies Private Limited	0	-
Total	805	424
iii. Interest income on debentures		
Monk Tech Labs Pte. Limited	75	60
Integrow Asset Management Private Limited	48	84
Total	123	144

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
iv. Support services income		
Aurum Softwares and Solutions Private Limited	18	43
Helloworld Technologies India Private Limited	12	21
Aurum Analytica Private Limited	18	-
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	127	215
Total	176	279
Total	1,127	848
III. Employee benefit expense		
i. Salaries, wages, bonus and other allowances		
Remuneration to key management personnel :		
Onkar Sunil Shetye	50	45
Kunal Karan	71	67
Sonia Jain	12	11
Total	133	124
ii. Contribution to provident fund, ESI and other funds		
Onkar Sunil Shetye		
Provident Fund	3	3
Total	3	3
Kunal Karan		
Provident Fund	5	5
National Pension Scheme	4	1
Superannuation	2	2
Total	11	8
Sonia Jain		
Provident Fund	1	1
National Pension Scheme	1	1
Total	2	1
Total	16	12
iii. Share based payments		
Onkar Sunil Shetye	52	103
Kunal Karan	21	41
Sonia Jain	14	18
Total	87	162
Total	236	298
IV. Finance costs		
i. Interest on borrowings		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	62	129
Aurum Softwares and Solutions Private Limited	5	35
Total	67	164

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
V. Other expenses		
a. Operating expenses		
i. Repairs and maintenance		
Aurum Facility Management Private Limited (formerly known as Orize Property Management Private Limited)	-	1
Total	-	1
b. Establishment expenses		
i. Rent		
Helloworld Technologies India Private Limited	-	2
Total	-	2
ii. Professional fees		
Directors sitting fees :		
Vasant Gujarathi	9	6
Ajit Joshi	7	7
Ramshrya Yadav	4	4
Padma Deosthali	5	3
Srirang Athalye	9	6
Total	34	26
Total	34	28
VI. Other transactions during the financial year		
A. Investments		
i. Investments - in Equity shares		
a. For new equity shares		
K2V2 Technologies Private Limited	112	-
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	-	200
Monktech Venture Private Limited	-	5
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	17	-
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	-	963
Nestaway Technologies Private Limited	892	7,791
Imogentechno Delta Park Private Limited	-	1
Wisetechno Private Limited	-	1
Bonds Brain Technologies Private Limited	1	-
Total	1,022	8,961
b. Fair value of Share based payment to employees of subsidiary companies		
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	9	17
Monk Tech Labs Pte. Limited	3	-
Helloworld Technologies India Private Limited	4	228
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	38	191
Nestaway Technologies Private Limited	2	-
Total	56	437
Total	1,078	9,398

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
ii. Investments - in Debentures		
Monk Tech Labs Pte. Limited	212	217
Integrow Asset Management Private Limited	824	400
Total	1,036	617
iii. Debenture of Subsidiaries converted in Equity		
Integrow Asset Management Private Limited	1,474	-
Total	1,474	-
B. Loans		
i. Loans - given to related parties during the year		
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	338	561
K2V2 Technologies Private Limited	65	220
Integrow Asset Management Private Limited	345	1,050
Helloworld Technologies India Private Limited	1,745	1,112
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	60	250
Monktech Venture Private Limited	90	205
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	767	1,231
Nestaway Technologies Private Limited	1,505	360
Imogentechno Delta Park Private Limited	21	801
Wisetechno Private Limited	44	484
Bonds Brain Technologies Private Limited	6	-
Total	4,986	6,274
ii. Loans - repaid by related parties during the year		
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	91	-
K2V2 Technologies Private Limited	121	-
Integrow Asset Management Private Limited	678	-
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	310	65
Nestaway Technologies Private Limited	0	-
Imogentechno Delta Park Private Limited	823	-
Wisetechno Private Limited	293	-
Total	2,316	65
iii. Loans - converted to equity during the year		
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	-	500
Helloworld Technologies India Private Limited	-	1,733
Total	-	2,233
Total	2,670	3,976

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
C. Borrowings		
i. Borrowings - during the year		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	1,597	4,660
Aurum Softwares and Solutions Private Limited	-	607
Total	1,597	5,267
ii. Borrowings - repaid during the year		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	4,660	-
Aurum Softwares and Solutions Private Limited	570	37
Total	5,230	37
Total	(3,633)	5,230
(D) Amount due to / from related party		
i. Investments		
K2V2 Technologies Private Limited	1,912	1,800
Aurum Softwares and Solutions Private Limited	600	600
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	1,126	1,117
Monk Tech Labs Pte. Limited	1,609	1,393
Integrow Asset Management Private Limited	2,473	1,649
Helloworld Technologies India Private Limited	5,872	5,868
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	2,171	2,115
Monk Tech Venture Private Limited	5	5
Cuneate Services Private Limited	1	1
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	963	963
NestAway Technologies Private Limited	8,685	7,791
Imogentechno Delta Park Private Limited	1	1
Wisetechno Private Limited	1	1
Bonds Brain Technologies Private Limited	1	-
Total	25,420	23,304
ii. Loans		
K2V2 Technologies Private Limited	614	670
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	308	61
Integrow Asset Management Private Limited	717	1,050
Helloworld Technologies India Private Limited	2,100	355
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	85	335
Monk Tech Venture Private Limited	295	205
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	1,998	1,231
NestAway Technologies Private Limited	1,865	360

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Imogentechno Delta Park Private Limited	-	801
Wisetechno Private Limited	235	484
Bonds Brain Technologies Private Limited	6	-
Total	8,223	5,552
iii. Trade receivables		
K2V2 Technologies Private Limited	298	304
Total	298	304
iv. Financial assets - others		
Interest accrued on loans and investments		
K2V2 Technologies Private Limited	6	-
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	0	-
Monk Tech Labs Pte. Limited	137	60
Integrow Asset Management Private Limited	8	102
Helloworld Technologies India Private Limited	20	-
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	1	-
Monk Tech Venture Private Limited	2	6
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	18	-
NestAway Technologies Private Limited	18	25
Imogentechno Delta Park Private Limited	-	11
Wisetechno Private Limited	23	6
Bonds Brain Technologies Private Limited	0	-
Total	233	210
v. Other current assets		
Unbilled revenue		
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	-	20
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	26	-
Total	26	20
Other receivables		
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	20	-
Total	20	-
Total	46	20
vi. Borrowings		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	1,597	4,660
Aurum Softwares and Solutions Private Limited	-	570
Total	1,597	5,230
vii. Trade payables		
K2V2 Technologies Private Limited	-	8
Total	-	8

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
viii. Other current liabilities - Interest accrued but not due on borrowings		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	22	116
Total	22	116
ix. Other current liabilities - Employee related payables		
Payables to KMP		
Onkar Sunil Shetye	16	14
Kunal Karan	25	24
Sonia Jain	0	-
Total	41	38

(E) Terms and conditions of transactions with related parties

Outstanding balances at the year-end are unsecured and interest free except loans. There have been no guarantees provided or received for any related party receivables or payables. For the year ended March 31, 2025 and March 31, 2024, the Company has not recorded any impairment of receivables relating to amounts owed by related parties. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

Note 22. Commitments and contingencies

The Company does not have any commitments and contingencies

Note 23. Segment reporting

As per Ind AS 108- "Operating Segment", segment information has been provided under the Notes to Consolidated Financial Statements

Note 24.a. Financial instruments

Fair value measurements

(Amount in ₹ Lakhs, unless otherwise stated)						
Fair value and carrying amount	As at March 31, 2025			As at March 31, 2024		
	Fair value through Profit and loss	Fair value through Other comprehensive income	Amortised Cost	Fair value through Profit and loss	Fair value through Other comprehensive income	Amortised Cost
Financial assets- non current						
Investments	-	2	700	-	0	650
Loans	-	-	581	-	-	1,231
Security deposits	-	-	139	-	-	171
Financial assets- current						
Investments	3,217	-	-	1,500	-	-
Cash and cash equivalents	-	-	102	-	-	47
Trade receivables	-	-	359	-	-	309
Bank balances other than cash and cash equivalents	-	-	1,425	-	-	1,550

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)						
Fair value and carrying amount	As at March 31, 2025			As at March 31, 2024		
	Fair value through Profit and loss	Fair value through Other comprehensive income	Amortised Cost	Fair value through Profit and loss	Fair value through Other comprehensive income	Amortised Cost
Loans	-	-	7,642	-	-	4,321
Other financial assets	-	-	263	-	-	254
Financial liabilities- non current						
Borrowings	-	-	7,550	-	-	9,272
Lease liabilities	-	-	-	-	-	342
Other financial liabilities	-	-	233	-	-	141
Financial liabilities- current						
Borrowings	-	-	457	-	-	4,600
Lease liabilities	-	-	131	-	-	247
Trade payables	-	-	53	-	-	165
Other financial liabilities	-	-	847	-	-	1,267

Note 24.b. Fair value hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are measured at amortized cost and for which fair values are disclosed in the financial statement

Level 1 - Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

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

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

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Level 3 (Unobservable inputs)		
Investment in Integrow Real Estate Special Situation Fund carried at fair value through profit and loss	3,217	1,500
Investments in equity shares measured at fair value through other comprehensive income	2	0

The fair value of current investments, cash and cash equivalents, trade receivables, bank balances other than cash and cash equivalents, current loans, other financial assets, current borrowings, lease liabilities, trade payables and other financial liabilities approximates their fair market value due to the relatively short period of time of original maturity tenure of these instruments.

The fair values for security deposits, investment in debentures, lease liabilities and borrowings are calculated based on cash flows discounted using a current lending rate, however the change in current rate does not have any significant impact on fair values as at the current period end.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 24.c. Financial risk management objectives and policies

The Company is exposed to various financial risks. These risks are categorized into market risk, credit risk and liquidity risk. The Company's risk management is coordinated by the Board of Directors and focuses on securing long term and short term cash flows. The Company does not engage in trading of financial assets for speculative purposes.

(A) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Such changes in the values of financial instruments may result from changes in the foreign currency exchange rates, interest rates and other market changes.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue or expense is denominated in a different currency from the Company's functional currency).

Foreign currency sensitivity

The Company is not exposed to Foreign currency sensitivity

Interest rate sensitivity

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

(Amount in ₹ Lakhs, unless otherwise stated)				
Currency	As at	Closing balance	Effect on profit before tax	
			1% Increase	1% Decrease
Borrowings (Impact on Profit and Loss)	March 31, 2025	6,213	(62)	62
Borrowings (Impact on Profit and Loss)	March 31, 2024	8,493	(85)	85

(B) Credit risk

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and credit worthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that potentially subject the Company to concentrations of credit risk consist of cash and cash equivalents, time deposits and investment in mutual fund. The Company maintains its cash and cash equivalents, time deposits and investment in mutual fund, with banks and mutual fund houses having good reputation, good past track record, and who meet the minimum threshold requirements under the counterparty risk assessment process, and reviews their credit-worthiness on a periodic basis.

(C) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company consistently generated sufficient cash flows from operations to meet its financial obligations as and when they fall due.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

The Company's current assets aggregate to ₹ 12,198 Lakhs (March 31, 2024 - ₹ 9,630 Lakhs) including current investments, Loans, cash and cash equivalents and bank balances against aggregate current liability of ₹ 1,529 Lakhs (March 31, 2024 - ₹ 6,337 Lakhs) and non current liabilities ₹ 7,861 Lakhs (March 31, 2024 - ₹ 9,817 Lakhs) including borrowings on the reporting date. While the Company's total equity stands at ₹ 36,248 Lakhs (March 31, 2024 - ₹ 23,877 Lakhs). Hence liquidity risk or risk that the Company may not be able to settle or meet its obligations as they become due does not exist.

Note 24.d. Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders. The primary objective of the Company's capital management is to maximize the shareholder value and to ensure the Company's ability to continue as a going concern.

The Company monitors gearing ratio i.e. total debt in proportion to its overall financing structure, i.e. equity and debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

(Amount in ₹ Lakhs, unless otherwise stated)			
Particulars		As at March 31, 2025	As at March 31, 2024
Total equity	(i)	36,248	23,877
Borrowings		8,007	13,872
Net debt	(ii)	8,007	13,872
Overall financing	(iii) = (i) + (ii)	44,255	37,749
Gearing ratio	(ii)/ (iii)	0.18	0.37

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2025 and March 31, 2025.

Note 25. Corporate Social Responsibility expenditure

As per Section 135 of the Companies Act, 2013 ("the Act"), a company, meeting the applicability threshold, needs to spend at least 2% of its average net profit for the immediately preceding three financial years on Corporate Social Responsibility (CSR) activities. A CSR committee has been formed by the Company as per the Act. The funds were primarily allocated to a corpus and utilized through the year on these activities which are specified in Schedule VII of the Companies Act, 2013.

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	March 31, 2025	March 31, 2024
Gross amount required to be spent as per Section 135 of the Act	-	6
Add: amount unspent from previous years	-	-
Total gross amount required to be spent during the year	-	6
Amount approved by the Board to be spent during the year	-	6

Particulars	As at March 31, 2025			As at March 31, 2024		
	In Cash	Yet to be paid in cash	Total	In Cash	Yet to be paid in cash	Total
1. Construction/acquisition of any asset	-	-	-	-	-	-
2. On purpose other than (1) above	-	-	-	6	-	6
3. Shortfall/ (excess) at the end of the year	-	-	-	-	-	-
4. Reason for shortfall			NA			NA

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 26. Ratios analysis and its elements

(Amount in ₹ Lakhs, unless otherwise stated)			
Particulars	As at March 31, 2025	As at March 31, 2024	% change from March 31, 2024 to March 31, 2025
Current ratio	8.70	1.52	472.50
Debt-equity ratio	0.22	0.58	(61.98)
Debt service coverage ratio	0.11	0.39	(72.34)
Return on equity ratio	(0.01)	(0.06)	(83.63)
Trade receivables turnover ratio	3.65	3.62	1.03
Net capital turnover ratio	0.10	0.33	(68.33)
Net profit ratio	(0.22)	(1.24)	(81.87)
Return on capital employed	0.01	(0.02)	(148.66)
Return on investment	0.83	-	-

Reasons for significant variance in above ratio

Particulars	% change from March 31, 2024 to March 31, 2025
Current ratio	The % increase in current ratio is attributable to increase in current assets on account of grant of loans to subsidiaries and reduction of current liabilities on account of reduction of borrowings.
Debt-equity ratio	A reduction in total debt due to repayment of borrowings during the year, and a corresponding increase in total equity driven by internal accruals and capital infusion.
Debt service coverage ratio	Debt Service Coverage Ratio (DSCR) for the year ended March 31, 2025, is 0.11 (previous year: 0.39). The decline is due to higher debt repayment obligations during the year. This is to be attributed to repayment of borrowings.
Return on equity ratio	The % change in attributable to a reduction in net loss during the current year and an increase in the average equity base.
Net capital turnover ratio	The % change is net capital turnover ratio is primarily attributable to a higher working capital base, which has impacted the efficiency with which the Company is able to generate revenue from its net capital employed. The Company is taking steps to optimise working capital management and improve overall operational efficiency going forward.
Net profit ratio	The % change in net profit ratio is primarily due to a reduction in net losses and a corresponding increase in revenue. The narrowing of losses indicates progress toward improved operational performance. The management remains focused on enhancing revenue streams and controlling costs to achieve sustainable profitability.
Return on capital employed	The % change is primarily on account of a turnaround in operating performance, resulting in positive earnings before interest and taxes. The increase in capital employed, through a combination of higher net worth and reduced debt, has also contributed to the change.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Formula for computation of ratios are as follows:

Ratios	Numerator	Denominator	As at March 31, 2025		As at March 31, 2024	
			Numerator	Denominator	Numerator	Denominator
Current ratio	Current assets	Current liabilities	13,297	1,528	9,630	6,337
Debt-equity ratio	Total debt	Total equity	8,007	36,248	13,872	23,877
Debt service coverage ratio	Net profit after taxes + Depreciation and other amortizations + Interest	Interest + principle repayment of loans.	1,109	10,354	367	947
Return on equity ratio	Net profit after taxes	Average total equity	(275)	30,062	(1,339)	23,992
Trade receivables turnover ratio	Net credit sales	Average trade receivables	1,221	334	1,079	298
Trade payables turnover ratio	Net credit purchases	Average trade payables	NA	NA	NA	NA
Net capital turnover ratio	Net sales	Working capital	1,221	11,769	1,079	3,293
Net profit ratio	Net profit after taxes	Net sales	(275)	1,221	(1,339)	1,079
Return on capital employed	Earning before interest and taxes	Net worth + total debt	469	44,255	(780)	35,826
Return on investment	Income generated from invested funds	Average invested funds in treasury investments	639	766	389	-

Note 27. Additional regulatory information

i) Details of Benami property Held

No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

(ii) Wilful defaulter

The Company has never been declared as wilful defaulter by any bank or financial institution or government or any government authority

(iii) Relationship with struck off companies

The Company has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.

(iv) Registration of charges or satisfaction with registrar of companies

The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(v) Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under the Companies Act, 2013

(vi) Compliance with approved scheme(s) of arrangements

The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(vii) Utilization of borrowed funds and share premium:

The Company has 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

The Company has 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 Company shall:

- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

(viii) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

(ix) Details of crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

(x) Title deed of immovable properties

The Company does not hold any immovable property whose lease deed is not in the name of Company

(xi) Valuation of property, plant and equipment and intangible asset

The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

(xii) The borrowings obtained by the Company from banks and financial institutions have been applied for the purposes for which such loans were taken.

(xiii) Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(xiii)Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

Note 28. The Code on Social Security, 2020

The Code on Social Security, 2020 (‘code’) relating to employee benefits during employment and post employment benefits received presidential assent in September 2020. The code has been published in the gazette of India. However, the date on which the code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Company will assess the impact of the code when it comes into effect and will record any related impact in the period the code becomes effective.

Note 29. Events after the reporting period

No significant subsequent events have been observed which may require an adjustments to the financial statements.

Note 30.

There are no recent accounting pronouncements having significant impact on the financial statements of the Company.

Note 31.

Previous year figures have been regrouped / reclassified to confirm presentation as per Ind AS as required by Schedule III of the act.

Note 32.

‘0’ denotes amount less than ₹ 0.5 Lakhs.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

Onkar Shetye
Executive Director
DIN - 06372831

Kunal Karan
Chief Financial Officer

Place: Navi Mumbai
Date: April 25, 2025

For and on behalf of the Board of Directors of
Aurum PropTech Limited
CIN No: L72300MH2013PLC244874

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

INDEPENDENT AUDITORS’ REPORT

on the Audit of the Consolidated Financial Statements

To the Members of

Aurum PropTech Limited

OPINION

We have audited the accompanying consolidated financial statements of Aurum PropTech Limited (‘the Holding Company’) and its subsidiaries, (the Company and its subsidiaries together referred to as ‘the Group’) which comprise the Balance Sheet as at March 31, 2025, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of Material accounting policies and other explanatory information (hereinafter referred to as the ‘consolidated financial statements’).

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of the other auditors on separate financial statements of the subsidiaries referred to in the Other Matters section below the aforesaid consolidated 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 consolidated state of affairs of the Group as at March 31, 2025, and their consolidated loss, their consolidated total comprehensive income, their consolidated cash flows and their consolidated changes in equity for the year ended on that date.

BASIS FOR OPINION

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing specified under Section 143 (10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor’s Responsibility for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group 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 consolidated financial statements under the provisions of the Act and the Rules made 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 obtained by us and the audit evidence obtained by the other auditor in terms of their reports referred to in the Other Matters section below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

INDEPENDENT AUDITORS’ REPORT (Contd.)

Sr. No.	Key Audit Matter	How our audit addressed the key audit matter
1.	Intangible Assets Refer to Note 3.d. and Note 17 to the consolidated financial statements. During the year ended March 31, 2025, the Group has capitalised ₹ 1,801 lakhs (considering before adjustment/ deduction) towards internally developed technical know-how and had ₹ 1,178 lakhs under development as at year-end, primarily relating to software development for its business. We identified the recognition, measurement, and impairment assessment of these intangible assets as a key audit matter due to the inherent judgement involved in evaluating whether the costs incurred meet the recognition criteria under the applicable financial reporting framework. This includes assessment of technical feasibility, intention and ability to complete and use or sell the intangible asset, and the expected future economic benefits. Given the level of judgement and estimation uncertainty involved, this area was considered a key focus in our audit.	Our procedures included, but were not limited to, the following: • Evaluating the Company’s accounting policy in relation to the capitalisation of internally generated intangible assets and assessing its compliance with applicable accounting standards. • Assessing the process and controls over the identification and capitalisation of development costs. • Testing a sample of capitalised costs to underlying documentation to verify whether they met the recognition criteria. • Inquiring with project teams and reviewing documentation to assess the stage of development and technical feasibility of the projects. • Assessing the adequacy of related disclosures in the standalone financial statements.

INFORMATION OTHER THAN THE CONSOLIDATED FINANCIAL STATEMENTS AND AUDITOR’S REPORT THEREON

The Holding Company’s Board of Directors is responsible for preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board’s Report including Annexures to Board’s Report, Business Responsibility and Sustainability Report, Corporate Governance and Shareholder’s Information, but does not include the consolidated financial statements, standalone financial statements and our auditor’s report thereon.

Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information identified above and in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears

to be materially misstated. Other information so far as it relates to the subsidiaries, is traced from their financial statements audited by other auditors.

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.

Responsibilities of Management and Board Directors for the Consolidated Financial Statements

The Holding Company’s Management and Board of Directors are responsible for the matters stated in Section 134 (5) of the Act with respect to preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance, consolidated total comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the Ind AS and other accounting principles generally accepted in India, including the Indian Accounting Standards specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended. The respective Board of Directors of the companies included in the

INDEPENDENT AUDITORS’ REPORT (Contd.)

Group are responsible for maintenance of the adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial statements have been used for the purpose of preparation of the consolidated financial statements by the Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the respective 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of those Companies

AUDITOR’S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

As a 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 consolidated 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 financial controls 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 and its subsidiaries which are companies incorporated in India, have 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 the Management and Board of Directors.
- 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 ability of the Group 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 consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the

INDEPENDENT AUDITORS’ REPORT (Contd.)

consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of Subsidiaries of the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities or business activities included in the consolidated financial statements of which we are the independent auditors.

For the other entities or business activities included in the consolidated financial statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Company and such other entities included in the consolidated financial statements of which we are the independent auditors 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTERS

- The accompanying consolidated financial statements includes the audited financial statements and other financial information, in respect of 9 Subsidiaries, whose financial statements include total assets of Rs. 29,457 Lakhs as at March 31, 2025, total income of Rs. 21,980 Lakhs, total net loss after tax of Rs. 2,633 Lakhs, total comprehensive income /(loss) of Rs. (2,676) Lakhs, for the year ended on that date, and net cash outflow of Rs. 109 Lakhs for the year ended March 31, 2025, as considered in the consolidated financial statements which have been audited by their respective independent auditors. All the above figures are before consolidation adjustments.
- The independent auditor’s report on the financial statements and other financial information of these entities have been furnished to us by the Management and our opinion on the consolidated financial statements in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the report of such auditor and the procedures performed by us as stated above.
- We have not audited the comparative financial information included in the consolidated financial statements for the year ended March 31, 2024. The consolidated financial statements for the year ended March 31, 2024 were audited by the predecessor auditor, whose report dated April 29, 2024 expressed an unmodified opinion on those consolidated financial statements. Our opinion on the consolidated financial statements for the year ended March 31, 2025 is not modified in respect of this matter.
 - Our opinion on the consolidated financial statements is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements/financial information certified by the Management.

INDEPENDENT AUDITORS’ REPORT (Contd.)

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

- As required by Section 143(3) of the Act, based on our audit and on the consideration of the reports of the other auditors on the separate financial statements of the subsidiaries referred to in the Other Matters section above we report, to the extent applicable that:
 - 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 of the aforesaid consolidated financial statements.
 - In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors except for matters stated in the paragraph h(vi) below on reporting under Rule 11(g).
 - The consolidated balance Sheet, the consolidated statement of profit and loss including other comprehensive income, the consolidated cash flow statement and the consolidated statement of changes in equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
 - In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act.
 - On the basis of the written representations received from the directors of the Company for the year ended March 31, 2025 taken on record by the Board of Directors of the Company and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the directors of the Group companies incorporated in India are disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

- With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our separate Report in “Annexure A” which is based on the auditors’ reports of the Company, subsidiary companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of internal financial controls over financial reporting of those companies.
- 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, the remuneration paid / provided by the Company to its directors’ during year is in accordance with the provisions of Section 197 of the Act.
- 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:
 - The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group – Refer Note 22 of the consolidated financial statements.
 - The Group did not have any material foreseeable losses on long term contracts including derivative contracts.
 - There has been delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - With respect to clause (e) of Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended
 - The respective Managements of the Company and its subsidiaries which are companies incorporated in India, whose financial statements have

INDEPENDENT AUDITORS’ REPORT (Contd.)

been audited under the Act, have represented to us and to the other auditors of such subsidiaries, that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) 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 or any such subsidiaries to or in any other person or entity, including foreign entity (‘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 or any of such subsidiaries (‘Ultimate Beneficiaries’) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(b) The respective Managements of the Company and its subsidiaries which are companies incorporated in India, whose financial statements have been audited under the Act, have represented to us and to the other auditors of such subsidiaries, that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company or any such subsidiaries from any other person or entity, including foreign entity (‘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 or any of such subsidiaries (‘Ultimate Beneficiaries’) or provide any guarantee, security

or the like on behalf of the Ultimate Beneficiaries.

- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and those performed by the auditors of the subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our attention or other auditor’s notice that has caused us or the other auditors to believe that the representations under sub-clause (i) and (ii) of Rule 11 (e) as provided under (a) and (b) above, contain any material misstatement.
- v. The Holding Company has neither declared nor paid any dividend during the year.
- vi. Based on our examination which included test checks and that performed by the respective Auditors of the subsidiaries, which are incorporated in India:
- a. The Holding Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.
- b. In respect of the subsidiaries audited by us, the accounting software used for maintaining books of account has a feature of recording an audit trail (edit log) and the same has been operational throughout the year for all relevant transactions. There was no instance observed of the audit trail feature being tampered with during the year. For certain subsidiaries

INDEPENDENT AUDITORS’ REPORT (Contd.)

whose financial statements were audited by other auditors, we have relied on their audit reports. As per those reports, the audit trail feature was operational throughout the year, except in respect of any changes made directly at the database level, where the component auditors were unable to comment due to lack of relevant information. Further, no instance of tampering with the audit

trail feature was reported by such auditors.

- c. One of the subsidiary company, being incorporated outside India, is not required to comply with the provisions of Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, and accordingly, testing of the audit trail (edit log) feature is not applicable to such foreign subsidiary.

B. With the respect to matters specified in Paragraphs 3(xxi) and 4 of the Companies (Auditor’s Report) Order, 2020 (the “Order” / “CARO”) issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor’s report, there are no qualifications or adverse remarks by the respective auditors in the CARO reports of the companies included in the consolidated financial statements except as follows:

Sr. No.	Name	CIN	Holding Company/ subsidiary	Clause number of the CARO report which is qualified or adverse
1	Aurum PropTech Limited	L72300MH2013PLC244874	Holding Company	iii (c)
2	Integrow Asset Management Private Limited	U67100MH2020PTC345577	Subsidiary Company	ix (a)
3	Monk Tech Ventures Private Limited	U70200KA2023PTC172074	Subsidiary Company	vii (a)
4	Nestaway Technologies Private Limited	U72400KA2014PTC078018	Subsidiary Company	i (a) & (b)
5	Nestaway Technologies Private Limited	U72400KA2014PTC078018	Subsidiary Company	vii (a), (b) & (c)
6	K2V2 Technologies Private Limited	U72900PN2019PTC182955	Subsidiary Company	vii (a)
7	Bonds Brain Technologies Private Limited	U66309DL2024PTC427552	Subsidiary Company	lii (c)

For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162
UDIN: 25121162BMJHUS8393

Place: Navi Mumbai
Date: April 25, 2025

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

In conjunction with our audit of the consolidated financial statements of Aurum PropTech Limited (hereinafter referred to as “the Company”) as of and for the year ended March 31, 2025, we have audited the internal financial controls with reference to financial statements of the Holding Company and such companies incorporated in India under the Act which are its subsidiary companies as of that date.

OPINION

In our opinion to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors referred to in the Other Matters paragraph below, the Company, its subsidiary companies, which are companies incorporated in India, have, 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, 2025, based on the criteria for internal financial control over financial reporting established by the respective companies 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.

MANAGEMENT’S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The respective Board of Directors of the Company, its subsidiary companies which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies 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 (ICAI). 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 the respective 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 Act.

AUDITOR’S RESPONSIBILITY

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company and its subsidiary companies which are companies incorporated in India, 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing, 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 judgement, 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 and the audit evidence obtained by other auditors of the subsidiary companies, which are companies incorporated in India, in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Company and its subsidiary companies which are companies incorporated in India.

ANNEXURE “A” (Contd.)

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 receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company’s assets that could have a material effect on the financial statements.

For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162
UDIN: 25121162BMJHUS8393

Place: Navi Mumbai
Date: April 25, 2025

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.

OTHER MATTERS

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting insofar as it relates to the subsidiaries which are companies incorporated in India, is based solely on the corresponding reports of the auditors of the Subsidiaries incorporated in India. Our opinion is not modified in respect of the above matters.

CONSOLIDATED BALANCE SHEET

AS AT MARCH 31, 2025

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Notes	As at March 31, 2025	As at March 31, 2024
ASSETS			
Non-current assets			
Property, plant and equipment	3.a	3,412	10,863
Right of use assets	3.b	17,723	11,552
Goodwill on consolidation	3.c	17,425	17,425
Intangible assets	3.d	6,052	5,844
Intangible assets under development	3.e	1,178	1,636
Financial assets			
Investments	4.a.1	702	0
Other financial assets	4.b	3,708	3,051
Deferred tax assets (net)	5.a	2,873	2,349
Income tax assets (net)	5.b	551	971
Other non-current assets	6	449	210
Total non-current assets		54,073	53,901
Current assets			
Financial assets			
Investments	4.a.2	4,267	2,512
Trade receivables	4.c	2,899	2,323
Cash and cash equivalents	4.d	965	726
Bank balances other than cash and cash equivalents	4.e	1,554	1,568
Loans	4.f	234	-
Other financial assets	4.g	759	294
Income tax assets (net)	5.b	114	-
Other current assets	7	2,586	3,121
Total current assets		13,378	10,544
Total assets		67,451	64,445
EQUITY AND LIABILITIES			
Equity			
Equity share capital	8	2,756	1,993
Other equity	9	24,679	16,045
Total equity attributable to equity holders of the Company		27,435	18,038
Non-controlling interest		1,012	759
Total equity		28,447	18,797
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	10.a	7,605	13,556
Lease liabilities	3.b	12,742	7,766
Other financial liabilities	10.b.1	234	141
Provisions	11	505	419
Other non-current liabilities	12.a	63	43
Total non-current liabilities		21,149	21,925
Current liabilities			
Financial liabilities			
Borrowings	10.a	496	5,834
Lease liabilities	3.b	6,491	5,168
Trade payables	10.c		
a) Dues of micro and small enterprises		104	207
b) Dues of creditors other than micro and small enterprises		3,146	3,262
Other financial liabilities	10.b.2	6,516	7,629
Provisions	11	98	91
Current tax liabilities	5.b	80	-
Other current liabilities	12.b	924	1,532
Total current liabilities		17,855	23,723
Total liabilities		39,004	45,648
Total equity and liabilities		67,451	64,445

The accompanying notes including Material Accounting Policies 1 to 34 are an integral part of the consolidated financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

For and on behalf of the Board of Directors of
Aurum PropTech Limited
CIN: L72300MH2013PLC244874

Suhrud Lele
Partner
Membership No.: 121162

Onkar Shetye
Executive Director
DIN - 06372831

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Kunal Karan
Chief Financial Officer

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

Place: Navi Mumbai
Date: April 25, 2025

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2025

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Notes	Year ended March 31, 2025	Year ended March 31, 2024
INCOME			
Revenue from operations	13	26,384	21,405
Other income	14	2,114	1,902
Total income		28,498	23,307
EXPENSES			
Employee benefit expense	15	7,860	8,814
Finance costs	16	2,923	2,597
Depreciation and amortisation expense	17	8,236	7,251
Other expenses	18	13,926	12,281
Total expenses		32,945	30,943
Loss before exceptional items and tax		(4,447)	(7,636)
Exceptional items	19	-	144
Loss before tax		(4,447)	(7,780)
Tax expense / (credit)	5.a		
Current tax		212	35
Taxation in respect of earlier years		(17)	-
Deferred tax		(519)	(1,220)
Total tax credit		(324)	(1,185)
Loss for the year		(4,123)	(6,595)
Other comprehensive income / (loss)			
Items that will not be reclassified subsequently to profit or loss			
Remeasurement of post-employment benefit obligations		(32)	(45)
Income tax relating to above		4	17
Items that will reclassified subsequently to profit or loss			
Exchange difference on translation of foreign operation		(1)	(8)
Total other comprehensive loss for the year		(29)	(36)
Total comprehensive loss for the year		(4,152)	(6,631)
Loss attributable to:			
Equity shareholders of the Company		(3,337)	(5,575)
Non-controlling interest		(786)	(1,020)
Other comprehensive (loss) / income attributable to:			
Equity shareholders of the Company		(25)	(51)
Non-controlling interest		(4)	15
Total comprehensive loss attributable to:			
Equity shareholders of the Company		(3,362)	(5,626)
Non-controlling interest		(790)	(1,005)
Earnings per share	20		
Basic (₹)		(6.16)	(14.16)
Diluted (₹)		(6.16)	(14.16)

The accompanying notes including Material Accounting Policies 1 to 34 are an integral part of the consolidated financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

For and on behalf of the Board of Directors of
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Place: Navi Mumbai
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CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED MARCH 31, 2025

(A) Equity Share Capital

(Amount in ₹ Lakhs, unless otherwise stated)

	As at March 31, 2025		As at March 31, 2024	
	No. of shares	Amount	No. of shares	Amount
Equity shares of ₹ 5/- each issued, subscribed and fully paid				
Opening Balance	2,91,30,356	1,456	2,86,29,689	1,431
Add: Shares issued on exercise of options	1,43,100	8	5,00,667	25
Closing Balance	2,92,73,456	1,464	2,91,30,356	1,456
Equity shares of ₹ 5/- each issued, subscribed and partly paid-up, ₹ 3.12/- paid-up (March 31, 2024 : ₹ 1.25/- paid-up)				
Opening Balance	4,29,44,533	537	4,29,44,533	537
Add : Call money received	-	755	-	-
Closing Balance	4,29,44,533	1,292	4,29,44,533	537
Total Equity share capital at the end of the year.	7,22,17,989	2,756	7,20,74,889	1,993

(B) Other Equity

(Amount in ₹ Lakhs, unless otherwise stated)

	Securities premium	ESOP deposits and share call money account	Capital redemption reserve	Stock options outstanding account	Retained earnings	Other comprehensive income (OCI)	Total
Balance as at April 01, 2024	22,199	-	79	1,083	(7,320)	4	16,045
Loss for the year	-	-	-	-	(3,337)	-	(3,337.4)
Other comprehensive loss for the year	-	-	-	-	(25)	(1.37)	(26.5)
Total comprehensive income/ (loss) for the year	-	-	-	-	(3,362)	(1)	(3,363)
On exercise of Employee stock options	106	-	-	-	-	-	106
Transfer from Stock options outstanding account	97	-	-	(97)	-	-	-
Received on Rights issue	11,348	-	-	-	-	-	11,348
Investment in subsidiary	-	-	-	-	(65)	-	(65)
Subsidiaries no longer consolidated	-	-	-	-	(93)	-	(93)
Received on Rights issue - pending allotment	-	85	-	-	-	-	85
Received on exercise of ESOPs - pending allotment	-	2	-	-	-	-	2
Share based payment to employees	-	-	-	614	-	-	614
Balance as at March 31, 2025	33,750	87	79	1,600	(10,840)	3	24,679

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

	Securities premium	ESOP deposits and share call money account	Capital redemption reserve	Stock options outstanding account	Retained earnings	Other comprehensive income (OCI)	Total
Balance as at April 01, 2023	21,551	-	79	347	(1,697)	7	20,287
Loss for the year	-	-	-	-	(5,575)	-	(5,575)
Other comprehensive income/(loss) for the year	-	-	-	-	(48)	(3)	(51)
Total comprehensive income/(loss) for the year	-	-	-	-	(5,623)	(3)	(5,626)
On exercise of Employee stock options	167	-	-	-	-	-	167
Transfer from Stock options outstanding account	481	-	-	(481)	-	-	-
Share based payment to employees	-	-	-	1,217	-	-	1,217
Balance as at March 31, 2024	22,199	-	79	1,083	(7,320)	4	16,045

Nature and Purpose of Reserve

(a) **Securities premium**

Amounts received on issue of shares in excess of the par value has been classified as securities premium.

(b) Capital redemption reserve

As per Companies Act, 2013, capital redemption reserve is created when company purchases its own shares out of free reserves or securities premium. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilised in accordance with the provisions of Section 69 of the Companies Act, 2013.

(c) **Stock options outstanding account**

Stock options outstanding account is used to record the fair value of equity-settled share based payment transactions. The amounts recorded in this account are transferred to share premium upon exercise of stock options. In case of cancellation of options, corresponding balance is transferred to retained earnings.

(d) Retained earnings

Retained earning represents undistributed accumulated earnings of the Company as on the balance sheet date.

The accompanying notes including Material Accounting Policies 1 to 34 are an integral part of the consolidated financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

**For and on behalf of the Board of Directors of
Aurum PropTech Limited**
CIN: L72300MH2013PLC244874

Onkar Shetye
Executive Director
DIN - 06372831

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Kunal Karan
Chief Financial Officer

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

Place: Navi Mumbai
Date: April 25, 2025

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2025

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cash flow from operating activities		
Loss before tax	(4,447)	(7,780)
Adjustments for:		
Depreciation and amortisation expense	8,236	7,252
Share based payments	613	1,164
Finance costs	2,923	2,597
Provision for doubtful debts	-	295
Interest income on deposits and debentures	(328)	(408)
Interest income on security deposits	(163)	(126)
Interest on income tax refund	(78)	(186)
Gain on lease terminated and lease liability no longer required written back	(1,028)	(699)
Profit on sale and revaluation of current investments (mutual funds)	(38)	(5)
(Gain) / loss on sale of property, plant and equipment	(1)	5
Reversal of provisions	(441)	-
Gain on foreign currency transactions and translations	(11)	(8)
Operating profit before working capital changes	5,237	2,101
Changes in working capital:		
Increase in trade receivables	(138)	(193)
Increase in non-current and current financial assets	(1,357)	(694)
Increase in non-current and current other assets	(84)	(756)
(Decrease) / increase in non-current and current other financial liabilities	(845)	1,273
(Decrease) / increase in trade payables	(56)	559
Decrease in non-current and current other current liabilities	(249)	(213)
Cash generated from operations	2,508	2,076
Income tax refund/ (paid) (net)	182	(86)
Interest on income tax refund	78	30
Net cash flow generated from operating activities (A)	2,768	2,020
Cash flow from investing activities		
Payment for property, plant and equipment, intangible assets and intangible assets under development	(1,938)	(10,445)
Proceeds from sale of property, plant and equipment	344	5
Payment for acquisition of subsidiary companies	(644)	(8,131)
Investment in financial assets - investments	(2,418)	(843)
Net proceeds from deposits	102	2,404
Interest received	328	431
Net cash flow used in investing activities (B)	(4,226)	(16,579)

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Cash flow from financing activities		
Proceeds from issue of equity shares (net)	12,218	186
Proceeds from issue of equity shares by subsidiary	1,507	-
Proceeds from loan - related parties	1,597	4,660
Repayment of loan - related parties	(4,660)	-
Proceeds from borrowings- banks	4,075	19,177
Repayment of borrowings - banks	(4,879)	(5,024)
Repayment of lease liability, net of interest	(5,038)	(4,624)
Interest and other finance charges paid	(2,974)	(2,183)
Net cash flow generated from financing activities (C)	1,846	12,192
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	388	(2,366)
Cash and cash equivalents at the beginning of the year	726	2,026
Cash and cash equivalents on acquisition of subsidiary	-	1,066
Cash and cash equivalents on subsidiaries derecognition	(149)	-
Cash and cash equivalents at the end of the year	965	726
Cash and cash equivalents comprise (Refer note 4.d)		
Balances with banks		
Current accounts	561	505
Fixed deposit with orginal maturity for less than 3 months	404	221
Total cash and cash equivalents at end of the year	965	726

1. The above cash flow statement has been prepared under the 'Indirect Method' as set out in Ind AS-7 “ Statement of Cash Flows”.
2. Figures in brackets indicate cash outflow.

The accompanying notes including Material Accounting Policies 1 to 34 are an integral part of the consolidated financial statements.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

For and on behalf of the Board of Directors of
Aurum PropTech Limited
CIN: L72300MH2013PLC244874

Onkar Shetye
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DIN - 06863505

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

Place: Navi Mumbai
Date: April 25, 2025

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

Note 1. Corporate information

Aurum PropTech Limited is a public limited company domiciled in India and is listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE). The Group is in the business of software development for real estate and other services relating to real estate.

Date of incorporation	:	June 27, 2013
CIN	:	L72300MH2013PLC244874
Registered Office address	:	Aurum Q1, Aurum Q Parc, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra, India, 400710

The details of subsidiaries (refer note 25), considered in these consolidated financial statements are:

Name of entity	Principal place of business	Proportion of voting rights held	
		As at March 31, 2025	As at March 31, 2024
K2V2 Technologies Private Limited	India	81.94%	44.44%
Aurum Softwares and Solutions Private Limited	India	100.00%	100.00%
Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	India	100.00%	100.00%
Monk Tech Labs Pte. Limited	Singapore	40.00%	40.00%
Hello World Technologies Private Limited	India	100.00%	100.00%
Integrow Asset Management Private Limited	India	49.13%	49.13%
Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	India	100.00%	100.00%
Monk Tech Venture Private Limited	India	51.00%	51.00%
YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	India	100.00%	100.00%
Cuneate Services Private Limited	India	100.00%	100.00%
NestAway Technologies Private Limited	India	98.72%	93.64%
Bonds Brain Technologies Private Limited	India	100.00%	100.00%
Imogentechno Delta Park Private Limited Subsidiary (w.e.f. January 09, 2024 upto June 26, 2024)	India	-	100.00%
Wisetechno Private Limited,Subsidiary (w.e.f. January 10, 2024 upto September 28, 2024)	India	-	100.00%
Eukleia Technologies Private Limited, step down subsidiary (w.e.f. July 13, 2023 upto March 14, 2024)	India	-	93.64%
Nesassist Services Private Limited, step down subsidiary (w.e.f. July 13, 2023 upto March 12, 2024)	India	-	93.64%
City Synapse Information Private Limited. step down subsidiary (w.e.f. July 13, 2023 upto March 14, 2024)	India	-	93.64%

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 2. Material accounting policies

This note provides a list of the material accounting policies adopted in the preparation of these consolidated financial statements. These policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in accounting policy hitherto in use.

Note. 2.(1) Basis of preparation and presentation

(a) Statement of compliance with Ind AS

The consolidated financial statements of the Company have been prepared on accrual and going concern basis, in accordance with Indian Accounting Standards (Ind-AS) notified under Section 133 of the Companies Act, 2013 (the “Act”) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and other relevant provisions of the Act.

Accounting policies have been consistently applied except where newly issued accounting standard or revision to existing accounting standards requires changes in the existing accounting policies.

The consolidated financial statements are approved for issue by the Company’s Board of Directors on April 25, 2025.

(b) Basis of measurement

The consolidated financial statements have been prepared on a historical cost convention on accrual basis, except for the following material items that have been measured at fair value as required by relevant Ind AS:-

- i) Certain financial assets and liabilities measured at fair value;
- ii) Share based payment transactions;and
- iii) Defined benefit and other long-term employee benefits - plan assets measured at fair value

(c) Classification between current and non-current

All assets and liabilities have been classified as current or non-current as per the Group’s normal operating cycle, paragraph 66 and 69 of Ind-AS 1 and other criteria as set out in Division II of Schedule III to the Companies Act, 2013.

An asset is treated as current when it is:

- i) Expected to be realised or intended to be sold or consumed in normal operating cycle
- ii) Held primarily for the purpose of trading
- iii) Expected to be realised within twelve months after the reporting period, or
- iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is treated as current when:

- i) It is expected to be settled in normal operating cycle
- ii) It is held primarily for the purpose of trading
- iii) It is due to be settled within twelve months after the reporting period, or
- iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Group classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Group has identified twelve months as its operating cycle.

(d) Presentation currency and rounding off

The consolidated financial statements are presented in ₹ and all values are rounded to nearest Lakhs (₹ 00,000), unless otherwise stated.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
 FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(e) **Going concern**

The Company has prepared the consolidated financial statements on the basis that it will continue to operate as a going concern

(f) **Use of estimates**

The preparation of consolidated financial statements in conformity with Ind AS requires the Management to make estimates and assumptions that affect the reported amount of assets and liabilities as at the Balance Sheet date, reported amount of revenue and expenses for the year and disclosures of contingent liabilities as at the Balance Sheet date. The estimates and assumptions used in the accompanying consolidated financial statements are based upon the Management's evaluation of the relevant facts and circumstances as at the date of the consolidated financial statements. Actual results could differ from these estimates. Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates, if any, are recognised in the year in which the estimates are revised and in any future years if the revision effects such periods. Also key sources of estimation uncertainty is mentioned below:

i) **Useful lives of property, plant and equipment and intangible assets:**

As described in the material accounting policy, the Group reviews the estimated useful lives of property, plant and equipment and intangible assets at the end of each reporting period.

ii) **The fair value measurements and valuation processes:**

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Group uses market-observable data to the extent it is available. Where level 1 input are not available, the Group engages third party valuers, where required, to perform the valuation. Information about the valuation techniques and inputs, used in determining the fair value of various assets, liabilities and share based payments are disclosed in notes to consolidated financial statements.

iii) **Actuarial valuation:**

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Group uses market-observable data to the extent it is available. Where level 1 input are not available, the Group engages third party valuers, where required, to perform the valuation. Information about the valuation techniques and inputs, used in determining the fair value of various assets, liabilities and share based payments are disclosed in notes to consolidated financial statements.

Note 2.(2) Property, plant and equipment

Property, plant and equipment are stated at cost of acquisition less accumulated depreciation and accumulated impairment losses, if any. Direct costs are capitalised until the assets are ready for use and include inward freight, and expenses incidental to acquisition and installation. Subsequent expenditures related to an item of Property, plant and equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance. The carrying amount of any component accounted for as a separate asset is derecognised when replaced.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognised net and disclosed within other income or expenses in the Statement of Profit and Loss.

Depreciation methods, estimated useful lives

Depreciation on Property, plant and equipment is provided when the assets are ready for use on the straight line method, on a pro rata basis, over the estimated useful lives of assets, in order to reflect the period over which the depreciable asset is expected to be used by the Group. Based on technical evaluation the management estimates the useful lives of significant items of property, plant and equipment as follows:

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
 FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Property, plant and equipment	Useful economic life
Buildings	28 years
Computers	1 -3 years
Plant and equipment	3 - 5 years
Furniture and fixtures	5 - 7 years
Vehicles	5 years
Office equipment	3 - 5 years
Leasehold land	Lease term ranging from 95-99 years

The leasehold improvements are depreciated over the assets' useful life or over the shorter of the assets useful life and the lease term.

Based on technical evaluation, the management believes that the useful lives as given above best represent the period over which management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of schedule II of the Companies Act, 2013.

Depreciation on addition to property plant and equipment is provided on pro-rata basis from the date of acquisition.

Depreciation on sale/deduction from property plant and equipment is provided up to the date preceding the date of sale, deduction as the case may be. Losses arising from the retirement of, and gains or losses arising from disposal of Property, plant and equipment measured as the difference between amount realised and net carrying value which are carried at cost are recognised in the Consolidated Statement of Profit and Loss under 'Other income/Other expenses'.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as change in accounting estimates.

2(3) Intangible assets and amortisation

Intangible assets are recorded at the consideration paid for acquisition of such assets and are carried at cost of acquisition less accumulated amortisation and impairment, if any.

Intangible assets are recognised when the asset is identifiable, is within the control of the Group, probable that future economic benefits attributable to the asset will flow to the Group and the cost of the asset can be reliably measured. Expenditure on research activities is

recognised in the Consolidated Statement of Profit and Loss as incurred. Development expenditure is capitalised only if the expenditure can be measured reliably, the product or process is technically and commercially feasible, future economic benefits are probable and the Group intends to complete development and to use or sell the asset.

The Group amortised intangible assets over their estimated useful lives using the straight line method. The estimated useful lives of intangible assets are as follows:

Intangible assets	Useful economic life
Software	3 - 7 years
Customer relationships	5-10 years
Brand/Trade name	10 years
Web Applications	3 - 7 years

Research costs are expensed as incurred. Software product development costs are expensed as incurred unless technical and commercial feasibility of the project is demonstrated, future economic benefits are probable, the Group has an intention and ability to complete and use or sell the software and the costs can be measured reliably. The costs which can be capitalised include the cost of material, direct labour or employee cost, professional fees paid to consultants, overhead costs that are directly attributable to preparing the asset for its intended use. Research and development costs and software development costs incurred under contractual arrangements with customers are accounted as expenses in the Consolidated Statement of Profit and Loss.

Internally generated intangible assets (development costs)

Expenditure on internally developed products is capitalised if it can be demonstrated that:

- (i) it is technically feasible to develop the product for it to be sold
- (ii) adequate resources are available to complete the development
- (iii) there is an intention to complete and sell the product
- (iv) the Group is able to sell the product
- (v) sale of the product will generate future economic benefits, and

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(vi) expenditure on the project can be measured reliably.

Capitalised development costs are amortised over the periods (3- 7 years) the Group expects to benefit from selling the products developed.

The amortisation expense is included within the 'depreciation and amortisation expense' in the Consolidated Statement of Profit and Loss.

Development expenditure not satisfying the above criteria and expenditure on the research phase of internal projects are recognised in the Consolidated Statement of Profit and Loss as incurred.

2(4) Intangible assets under development

Intangibles which are not ready for intended use as on the date of Balance Sheet are disclosed as Intangible assets under development.

Intangible assets under development include costs associated with the development of Software/Web Applications for internal use and external sale.

These assets are recognised when all the following conditions are met:

- The technical feasibility of completing the Software/Web Applications so that it will be available for use or sale is demonstrated.
- Management intends to complete the Software /Web Applications and use or sell it.
 - There is an ability to use or sell the Software /Web Applications.
- It can be demonstrated how the Software / Web Applications will generate probable future economic benefits.
- Adequate technical, financial, and other resources to complete the development and to use or sell the Software/Web Applications are available.
- The expenditure attributable to the Software/Web Applications during its development can be reliably measured.

The costs capitalised include all directly attributable costs necessary to create, produce, and prepare the asset to be capable of operating in the manner intended by management. These costs typically include:

- Salaries and wages of employees directly involved in the development.
- Cost directly incurred for employees involved in the development.
- Costs of materials and services consumed in development.
- Depreciation of tools and equipment (if any) used in development.

Subsequent to initial recognition, intangible assets under development are carried at cost less any accumulated impairment losses. They are tested for impairment annually, and whenever there is an indication that the asset may be impaired. Upon completion, these assets are reclassified as intangible assets and are amortised on a systematic basis over their estimated useful life from the date they are available for use.

Note 2.(5) Impairment of non-financial assets

The Group assesses at each year end whether there is any objective evidence that a non financial asset or a group of non financial assets is impaired.

If any such indication exists, the Group estimates the asset's recoverable amount and the amount of impairment loss.

An impairment loss is calculated as the difference between an asset's carrying amount and recoverable amount. Losses are recognised in Consolidated Statement of Profit and Loss and reflected in an allowance account. When the Group considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, then the previously recognised impairment loss is reversed through Consolidated Statement of Profit and Loss.

The recoverable amount of an asset or cash-generating unit (as defined below) is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets are grouped together into

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

the smallest group of assets that generates cash in flows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit").

Note 2.(6) Leases

Group as a lessee

The Group's lease asset classes primarily consist of leases for office premises. The Group assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether: (i) the contract involves the use of an identified asset (ii) the Group has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Group has the right to direct the use of the asset.

At the date of commencement of the lease, the Group recognises a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

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

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the lease term. The lease liability is initially measured at amortised cost at the present value of the future lease payments. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Group changes its assessment if whether it will exercise an extension or a termination option.

Group as a lessor

At the inception of the lease the Group classifies each of its leases as either an operating lease or a finance lease. The Group recognises lease payments received under operating leases as income on a straight- line basis over the lease term. In case of a finance lease, finance income is recognised over the lease term based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease.

Note 2.(7) Employee benefits

(a) Short-term obligations

The undiscounted amount of short term employee benefits expected to be paid in exchange for the services rendered by employees is recognised in the year during which the employee rendered the services. These benefits comprise salaries, wages and performance incentives.

(b) Other long-term employee benefit obligations

(i) Defined contribution plan

The Group has defined contribution plans for post employment benefits in the form of provident fund, employees' state insurance, labour welfare fund, pension fund (NPS) and superannuation fund in India which are administered through Government of India and/or Life Insurance Corporation of India (LIC).

(ii) Defined benefit plan

Gratuity: The Group has defined benefit plans for post employment benefits in the form of gratuity for its employees in India. The gratuity scheme of the Group is administered through Life Insurance Corporation of India (LIC). The cost of the defined benefit gratuity plan and

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
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the present value of the gratuity obligation are determined using actuarial valuations.

Actuarial gains and losses are recognised immediately in the Other Comprehensive Income (OCI) as income or expense (net of taxes).

An actuarial valuation involves making various assumptions that may differ from actual developments in the future.

These include the determination of the discount rate; future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds where remaining maturity of such bond correspond to expected term of defined benefit obligation.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

(c) Share based payments

Stock options granted to employees of the Company and its subsidiaries (direct and step down) under the stock option scheme covered by Securities and Exchange Board of India (Share based employee benefits) Regulations, 2014 are accounted using the fair value method. Under the equity settled share-based payment, the fair value on the grant date of the award given to employees is recognised in the Consolidated Statement of Profit and Loss with a corresponding increase in equity over the vesting period.

The fair value of the options at the grant date is calculated by an independent valuer basis 'Black

Scholes model'. At the end of each reporting period, apart from the non-market vesting condition, the expense is reviewed and adjusted to reflect changes to the level of options expected to vest. When the options are exercised, the Company issues fresh equity shares. The fair value of options granted to the employees of its subsidiaries are accounted as "Investment in subsidiaries" on a graded vesting basis over the vesting period of the option.

Note 2.(8) Foreign currency transactions

i) Functional and presentation currency: Items included in the consolidated financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The consolidated financial statements are presented in Indian rupee (₹), which is the Group's functional and presentation currency.

ii) Foreign currency transactions and balances:

- On initial recognition, all foreign currency transactions are recorded by applying to the foreign currency amount the exchange rate between the functional currency and the foreign currency at the date of the transaction. Gains/losses arising out of fluctuation in foreign exchange rates between the transaction date and settlement date are recognised in the Consolidated Statement of Profit and Loss.
- Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date and the exchange differences are recognised in the Consolidated Statement of Profit and Loss.
- Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
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of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

Note 2.(9) Fair value measurement

The Group measures financial instruments, such as, investments at fair value at each Balance Sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on 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 accessible to the Group.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised 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:

- 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

The management determines the policies and procedures for both recurring fair value measurement and disclosure. For the purpose of fair value disclosures, the Group 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.

Note 2.(10) Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the services are transferred (performance obligation), to the customer at an amount

that reflects the consideration, to which the Group expects to be entitled in exchange for those goods or services.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government. The Group has concluded that it is the principal in its revenue arrangements since it is the primary obligor in the revenue arrangements as it has pricing latitude and is also exposed to credit risks.

Rental income receivable under operating lease is recognised on straight-line basis over the term of lease, except where alternative basis is more representative of pattern of benefit to be derived from leased asset. leased incentive granted are recognised as integral part of total rental income to be received. Contingent rental are recognised as income in accounting period in which they are earned.

Income from information technology services is recognised on rendering of services based on agreements / arrangements with the concerned parties over the period of time.

Revenues recognised in excess of invoicing are classified as contract assets (which is classified as unbilled revenue) while invoicing in excess of revenues are classified as contract liabilities (which is classified as unearned revenues).

Note 2.(11) Other income

Dividend income from investments is recognised when the right to receive payment is established.

Interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument.

Note 2.(12) Taxes

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

(a) Current income tax

Current income tax is recognised in profit or loss, except to the extent that it relates to items

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
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recognised in other comprehensive income or directly in equity. In this case, the current income tax is also recognised in other comprehensive income or directly in equity, respectively

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Current tax assets and liabilities are offset when there is a legally enforceable right to offset the recognised amount and there is an intention to settle the asset and liability on a net basis.

(b) Deferred tax

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount, except when the deferred income tax arises from initial recognition of Goodwill or from the initial recognition of an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off assets against liabilities representing the current tax and

where the deferred tax assets and liabilities relate to taxes on income levied by the same governing taxation laws.

Note 2.(13) Provisions and contingent liabilities

A provision is recognised when the Group has a present legal or constructive obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

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

Contingent liabilities are 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 Group or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. Contingent assets are neither recognised nor disclosed in the consolidated financial statements.

Note 2.(14) Cash and cash equivalents

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

Note 2. (15) Financial instruments

All financial instruments are recognised initially at fair value. Transaction costs that are attributable to the acquisition of the financial asset (other than financial assets recorded at fair value through profit or loss)

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are included in the fair value of the financial assets. Purchase or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trade) are recognised on trade date. While, loans and borrowings and payables are recognised net of directly attributable transaction costs.

For the purpose of subsequent measurement, financial instruments of the Group are classified in the following categories: non derivative financial assets comprising amortised cost, debt instruments at fair value through other comprehensive income (FVTOCI), equity instruments at FVTOCI or fair value through profit and loss account (FVTPL) and non derivative financial liabilities at amortised cost or FVTPL.

The classification of financial instruments depends on the objective of the business model for which it is held. Management determines the classification of its financial instruments at initial recognition.

a) Non-derivative financial assets

(i) Financial assets at amortised cost

A financial asset is measured at amortised cost if both of the following conditions are met:

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

They are presented as current assets, except for those maturing later than 12 months after the reporting date which are presented as non-current assets. Financial assets are measured initially at fair value plus transaction costs and subsequently carried at amortised cost using the effective interest method, less any impairment loss.

Amortised cost are represented by trade receivables, security deposits, cash and cash

equivalents, employee and other advances and eligible current and non-current assets.

(ii) Debt instruments at FVTOCI

A debt instrument is measured at fair value through other comprehensive income if both of the following conditions are met:

- (a) the objective of the business model is achieved by both collecting contractual cash flows and selling financial assets and
- (b) the asset's contractual cash flow represent SPPI

Debt instruments included within FVTOCI category are measured initially as well as at each reporting period at fair value plus transaction costs. Fair value movements are recognised in other comprehensive income (OCI). However, the Group recognises interest income, impairment losses & reversals and foreign exchange gain/(loss) in Consolidated Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to profit and loss. Interest earned is recognised under the effective interest rate (EIR) model.

(iii) Equity instruments at FVTOCI

All equity instruments are measured at fair value. Equity instruments held for trading is classified as FVTPL. For all other equity instruments, the Group may make an irrevocable election to present subsequent changes in the fair value in OCI. The Group makes such election on an instrument-by-instrument basis.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividend are recognised in OCI which is not subsequently recycled to statement of profit and loss.

(iv) Financial assets at FVTPL

FVTPL is a residual category for financial assets. Any financial asset which does not

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
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meet the criteria for categorisation as at amortised cost or as FVTOCI, is classified as FVTPL.

In addition the Group may elect to designate the financial asset, which otherwise meets amortised cost or FVTOCI criteria, as FVTPL if doing so eliminates or significantly reduces a measurement or recognition inconsistency. The Group has not designated any financial asset as FVTPL. Financial assets included within the FVTPL category are measured at fair values with all changes in the Consolidated Statement of Profit and Loss.

b) Non-derivative financial liabilities

(i) Financial liabilities at amortised cost

Financial liabilities at amortised cost represented by borrowings, trade and other payables are initially recognised at fair value, and subsequently carried at amortised cost using the effective interest rate method.

(ii) Financial liabilities at FVTPL

Financial liabilities at FVTPL represented by contingent consideration are measured at fair value with all changes recognised in the statement of profit and loss.

Note 2. (16) Contributed equity

Equity shares are classified as equity share capital.

Incremental costs directly attributable to the issue of new shares are shown in other equity under securities premium as a deduction, net of tax, from the proceeds.

Note 2. (17) Earnings per share

Basic earnings per share (EPS) are calculated by dividing the net profit / (loss) after tax for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by adjusting the number of shares used for basic EPS with the weighted average number of shares that could have been issued on the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The diluted potential equity shares have been adjusted for the proceeds receivable had the shares been actually issued at fair value i.e. average market value of outstanding shares.

The number of shares and potentially dilutive shares are adjusted for share splits and bonus shares, as appropriate. In calculating diluted earnings per share, the effects of anti dilutive potential equity shares are ignored. Potential equity shares are anti-dilutive when their conversion to equity shares would increase earnings per share or decrease loss per share.

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Note 3.a. Property, plant and equipment

Particulars	Gross carrying amount				Accumulated depreciation				Net carrying amount			
	As at April 01, 2024	Additions	Deductions	On derecognition of subsidiary	As at March 31, 2025	As at April 01, 2024	For the year	On derecognition of subsidiary	As at March 31, 2025	As at April 01, 2024	As at March 31, 2025	As at April 01, 2024
A) Owned assets												
Buildings	10,350	99	-	(7,307)	3,142	818	157	-	921	2,221	9,532	
Computers	855	87	(325)	-	617	732	65	(304)	493	124	123	
Plant and equipment	664	1	(10)	-	655	419	68	(4)	483	172	245	
Furniture and fixtures	2,020	335	(131)	-	2,224	1,709	119	(82)	1,746	478	311	
Electrical fittings and installations	701	23	(131)	-	593	630	28	(118)	540	53	71	
Office equipment	341	63	(102)	-	302	259	87	(80)	266	36	81	
Total (A)	14,931	608	(699)	(7,307)	7,533	4,567	524	(588)	4,449	3,084	10,363	
B) Leased assets												
Leasehold land	170	-	-	-	170	35	2	-	37	133	135	
Leasehold improvements	608	8	(40)	-	576	243	150	(13)	380	195	365	
Total (B)	778	8	(40)	-	746	278	152	(13)	418	328	500	
Total (A + B)	15,709	616	(739)	(7,307)	8,279	4,845	676	(601)	4,867	3,412	10,863	

Particulars	Gross carrying amount				Accumulated depreciation				Net carrying amount			
	As at April 01, 2023	Additions	Deductions	On derecognition of subsidiary	As at March 31, 2024	As at April 01, 2023	For the year	Addition on account of acquisition of subsidiary	As at March 31, 2024	As at April 01, 2023	As at March 31, 2024	As at April 01, 2023
A) Owned assets												
Buildings	3,078	7,272	-	-	10,350	692	126	-	818	9,532	2,386	
Computers	373	75	(25)	432	855	222	119	(24)	732	123	151	
Plant and equipment	630	34	(10)	-	664	339	80	-	419	245	291	
Furniture and fixtures	696	85	(156)	1,395	2,020	416	156	(146)	1,283	1,709	311	
Electrical fittings and installations	41	1	(29)	688	701	6	24	(27)	627	630	71	
Office equipment	235	34	(14)	86	341	137	57	(15)	259	81	98	
Total (A)	5,053	7,501	(225)	2,601	14,931	1,812	562	(212)	4,568	10,363	3,242	
B) Leased assets												
Leasehold land	170	-	-	-	170	35	-	-	35	135	135	
Leasehold improvements	435	173	-	-	608	93	150	-	243	365	342	
Total (B)	605	173	-	-	778	128	150	-	279	500	477	
Total (A + B)	5,658	7,674	(225)	2,601	15,709	1,940	712	(212)	4,847	10,863	3,719	

Note : Refer Note 10.a. for information on property, plant and equipment hypothecated as security by the group.

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FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 3.b. Right of use assets

A. Group as lessee:

The Group has taken office premises under lease arrangements.

i) The details of the right of use assets held by the Group is as follows:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Building
Balance as at April 01, 2023	8,381
Additions (net)	8,519
Adjustment on account of acquisition of subsidiary (net of depreciation)	26
Depreciation charged during the year	(5,375)
Balance as at March 31, 2024	11,552
Balance as at April 01, 2024	11,552
Additions (net)	12,364
Depreciation charged during the year	(6,193)
Balance as at March 31, 2025	17,723

ii) Set out below are the carrying amounts of lease liabilities and the movement during the year:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Amount
Balance as at April 01, 2023	9,590
On account of acquisition of subsidiary	58
Recognised during the year	8,597
Unwinding of discount on lease liabilities	1,512
Accretion of interest	147
Payments during the year	(4,624)
Written back during the year	(1,597)
Effects of measurements/ other adjustments	(749)
Balance as at March 31, 2024	12,934
Current liabilities	5,168
Non current liabilities	7,766
Balance as at April 01, 2024	12,934
Recognised during the year	12,902
Unwinding of discount on lease liabilities	1,872
Accretion of interest	130
Payments during the year	(7,156)
Written back during the year	(1,449)
Balance as at March 31, 2025	19,233
Current liabilities	6,491
Non current liabilities	12,742

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(iii) Maturity analysis of lease liabilities

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Less than one year	6,491	5,168
One to five years	12,185	7,766
More than five years	557	-
Total	19,233	12,934

(iv) Amounts recognised in Consolidated Statement of Profit and Loss account

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest on lease liabilities	2,046	1,736
Depreciation expenses on right of use assets	6,193	5,375
Expenses relating to short-term leases	1,862	1,641
Rent concession and liabilities no longer required written back	(1,028)	(1,068)
Total	9,073	7,684

(v) Amounts recognised in Consolidated Statement of Cash Flows

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Total cash outflow for leases (including short term lease)	(7,050)	(7,925)
Total	(7,050)	(7,925)

B. Group as lessor :

The Group has given certain premises on lease

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Rent income	16,547	12,616
Total	16,547	12,616

Note 3.c. Goodwill on consolidation

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Goodwill on consolidation	17,425	17,425

Summary of acquisitions on which goodwill recognised

- (i) K2V2 Technologies Private Limited (K2V2) w.e.f. October 01, 2021
- (ii) Monk Tech Labs Pte. Limited (MonkTech) w.e.f March 15, 2022
- (iii) Helloworld Technologies India Private Limited (Helloworld) w.e.f June 17, 2022
- (iv) Integrow Asset Management Private Limited (Integrow) w.e.f September 01, 2022

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
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- (v) Aurum Analytica Private Limited (Analytica) w.e.f October 15, 2022
- (vi) NestAway Technologies Private Limited (NestAway) w.e.f July 13, 2023

(A) Details of the fair value of identifiable assets and liabilities acquired, purchase consideration and goodwill are as follows:

(i) Assets and liabilities recognised as a result of acquisition

Particulars	K2V2	MonkTech	Helloworld	Integrow	Analytica	NestAway	Total
Fair value of assets recognised	3,006	1,377	6,795	607	439	5,980	18,204
Fair value of liabilities recognised	913	422	7,371	153	155	7,297	16,311
Net identifiable assets acquired	2,093	955	(576)	454	284	(1,317)	1,893

(ii) Purchase consideration

Particulars	K2V2	MonkTech	Helloworld	Integrow	Analytica	NestAway	Total
Purchase consideration paid	1,800	768	3,811	829	1,850	8,318	17,376
Total	1,800	768	3,811	829	1,850	8,318	17,376

(iii) Calculation of goodwill

Particulars	K2V2	MonkTech	Helloworld	Integrow	Analytica	NestAway	Total
Purchase consideration paid	1,800	768	3,811	829	1,850	8,318	17,376
Non-controlling interest in the acquired entity	1,163	563	-	231	-	-	1,957
Reversal of loss - as an associate	(15)	-	-	-	-	-	(15)
Less: Net identifiable (assets) / liabilities acquired	(2,093)	(955)	576	(454)	(284)	1,317	(1,893)
Goodwill on consolidation	855	376	4,387	606	1,566	9,635	17,425

(iv) Accounting policy choice for non-controlling interest

The group recognises non-controlling interests in acquired entity either at the fair value or at the noncontrolling interests proportionate share of acquired entity’s identifiable net assets. This decision is made on an acquisition to acquisition basis. The group has recognised non-controlling interest based on proportionate share of acquired entity’s identifiable net assets.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
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- (v) The assets and liabilities have been recorded at fair value based on the purchase price allocation conducted by an independent valuer. The Group has recorded these fair values and resultant goodwill and intangible assets as per Ind AS 103.

(B) Impairment test for goodwill

Goodwill is tested for impairment annually on 31st March every year. As a result of goodwill impairment test, no goodwill impairment was identified as the recoverable value of the CGUs to whom goodwill was allocated exceeded their carrying amounts.

The present value of the expected cash flows of each segment is determined by applying a suitable discount rate reflecting current market assessments of the time value of money and risks specific to the segment. The key assumptions used for the calculations are as follows:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Long- term growth rate	4-5%	4-5%
Discount rate	13.87- 21.40%	13.87- 21.40%

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 3.d. Intangible assets

(Amount in ₹ Lakhs, unless otherwise stated)									
Particulars	Gross carrying amount				Accumulated amortisation			Net carrying amount	
	As at April 01, 2024	Additions/ Adjustments	Deductions	On account of acquisition of subsidiary	As at March 31, 2025	As at April 01, 2024	For the year	As at March 31, 2025	As at April 01, 2024
Owned assets									
Web applications	304	-	-	-	304	43	61	104	200
Software	3,568	1,801	(541)	-	4,828	943	688	1,316	3,512
Customer relationships	2,305	-	-	-	2,305	800	461	1,261	1,044
Brand/ Trade name	1,564				1,564	111	157	268	1,296
Total	7,741	1,801	(541)	-	9,001	1,897	1,367	2,949	5,844
Particulars	Gross carrying amount				Accumulated amortisation			Net carrying amount	
	As at April 01, 2023	Additions/ Adjustments	Deductions	On account of acquisition of subsidiary	As at March 31, 2024	As at April 01, 2023	For the year	As at March 31, 2024	As at April 01, 2023
Owned assets									
Web applications	-	-	-	304	304	-	43	43	261
Software	2,316	1,268	(16)	-	3,568	382	565	943	2,625
Customer relationships	2,021	-	-	284	2,305	355	445	800	1,505
Brand/ Trade name	-	-	-	1,564	1,564	-	111	111	1,453
Total	4,337	1,268	(16)	2,152	7,741	737	1,164	1,897	3,599

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 3.e. Intangible assets under development

(Amount in ₹ Lakhs, unless otherwise stated)									
Particulars	As at April 01, 2024	Additions	Transfer to intangible assets	As at March 31, 2025	As at April 01, 2023	Additions	Transfer to intangible assets	As at March 31, 2024	As at April 01, 2023
Software	1,636	1,080	(1,538)	1,178	164	1,472	-	-	1,636
Total	1,636	1,080	(1,538)	1,178	164	1,472	-	-	1,636
(i) Ageing schedule									
Particulars	As at March 31, 2025					As at March 31, 2024			
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	Total
Projects in progress	715	355	98	10	1,178	1,472	98	66	1,636
Total	715	355	98	10	1,178	1,472	98	66	1,636

(ii) There are no projects as Intangible assets under development as at March 31, 2025 and March 31, 2024, whose completion is overdue or cost of which has exceeded in comparison to its original plan.

Note:

- (a) Intangible assets as at 31 March 2025 and 31 March 2024 includes software's being developed internally.
- (b) The Group is in the process of developing new products whose feasibility has been established and enhancing and increasing functionality of existing technology / software with a clear objective of deriving future economic benefit from the same. In the process the Group during the year ended March 31, 2025, has capitalised ₹ 1,080 Lakhs (₹ 1,472 Lakhs in 2023-24) in Intangible assets under development mainly on account of cost incurred on its own product team and management team directly involved. These are initially treated as Intangible assets under development and on completion transferred to Intangible assets.
- (c) The Group has not revalued its intangible assets during the current year and previous year.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.a. Investments

Note 4.a.1 Non - current investments

(A) Investment in debentures (at amortised cost)

	As at March 31, 2025			As at March 31, 2024		
	Number of shares/ debentures	Face value per share/ debenture	Amount	Number of shares/ debentures	Face value per share/ debenture	Amount
Unquoted, fully paid-up, face value in ₹						
15% Non- convertible debentures of Pranami Neev Realty Limited	70	10,00,000	700	-	-	-
			700			-

(B) Investments in equity shares measured at fair value through other comprehensive income

	As at March 31, 2025			As at March 31, 2024		
	Number of shares/ debentures	Face value per share/ debenture	Amount	Number of shares/ debentures	Face value per share/ debenture	Amount
In other companies						
Unquoted, fully paid-up, face value in ₹						
Kylas Technologies Private Limited	1,500	10	0	1,400	10	0
Imogentchno Delta Park Private Limited	10,000	10	1	-	-	-
Wisetechno Private Limited	10,000	10	1	-	-	-
Total of investments measured at fair value through Other comprehensive income			2			0
Total (A)+(B)			702			0
Aggregate amount of:						
Unquoted investments			702			0
Quoted investmmts and market value thereof			-			-
Impairment in value of investments			-			-

Note 4.a.2 Financial assets- current investments

	As at March 31, 2025			As at March 31, 2024		
	Number of units	Face value per unit	Amount	Number of units	Face value per unit	Amount
(A) Investments in units measured at fair value through Profit and Loss						
(i) In other companies						
Quoted,fully paid-up, face value in ₹						
Aditya Birla Sun Life Liquid Fund- Direct-Growth Plan	-	-	-	102	100	0.10

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

	As at March 31, 2025			As at March 31, 2024		
	Number of units	Face value per unit	Amount	Number of units	Face value per unit	Amount
Unquoted, fully paid-up, face value in ₹						
Integrow Real Estate Special Situation Fund	2,647	1,00,000	3,217	1,500	1,00,000	1,500
Total (A)			3,217			1,500
(B) Investments measured at amortised cost						
Other Investments- Unquoted						
ICICI Bank FDR (lien marked with ICICI credit card)			-			12
15% Non- convertible debentures of Pranami Neev Realty Limited	6	10,00,000	60	-	-	-
15% Non- convertible debentures of Peer Realty Pvt Ltd	99	10,00,000	990	100	10,00,000	1,000
Total (B)			1,050			1,012
Total (A)+(B)			4,267			2,512

Imogentchno Delta Park Private Limited and Wisetechno Private Limited

These two entities were formed in 2023-24 with an investment of ₹ 1 lakh each as special purpose vehicles for the Fractional Ownership business under YieldWiseX. With the onboarding of external investors during the 2024-25, the Board control of these entities has been transferred, and therefore they are no longer treated as subsidiaries.

Note 4.b. Non-current financial assets - others

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured, considered good		
Long term deposits with banks	153	-
Security deposits	3,477	3,051
Amount paid under dispute (refer note (i) and (ii) below)	78	-
Total	3,708	3,051

- One of the subsidiary company (“the said Company”) is involved in various claims / arbitration proceedings amounting to ₹ 654.12 Lakhs relating to furniture hired by the Company in prior years. During the year, the Company has received an order from Mumbai Centre of International Arbitration (MCIA) which directs the Company to pay ₹ 308.47 Lakhs to one of the furniture vendor. Provisions amounting to ₹ 305.79 Lakhs are carried in the books as at March 31, 2025, in this regard. Further, Company has filed an appeal with Commercial Court, Bengaluru and deposited ₹ 77.12 Lakhs towards the appeal. Considering that the Company also has certain counter claims against such vendor, management believes that such provisions would be adequate to settle the claims that may devolve on the Company.
- Further the subsidiary company is involved in various claims covering commercial matters which arise from time to time in the ordinary course of business and certain claims from the electricity department against the owners of residential premises, where the Company is involved as an agent. An amount of ₹ 0.77 Lakhs has been paid under dispute in this regard. However, based on legal opinion obtained and internal assessment made, the management of the Company is confident that the claim is not tenable and accordingly no adjustment has been made to the Ind AS Financial Statements.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.c. Trade receivables

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured		
Considered good	2,899	2,323
Significant increase in credit risk	109	159
Less : Provision for trade receivables which have significant increase in credit risk	(109)	(159)
Total	2,899	2,323

Trade receivables ageing schedules for the year ended March 31, 2025 and March 31, 2024 outstanding from the due date of payment:

Unsecured, considered good

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Not due	11	7
Less than 6 months	1,482	1,641
6 months - 1 year	611	475
1-2 year	626	174
2- 3 years	160	12
More than 3 years	9	14
Total	2,899	2,323

Unsecured, significant increase in credit risk

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Not due	-	-
Less than 6 months	12	-
6 months - 1 year	70	-
1-2 year	8	159
2- 3 years	19	-
More than 3 years	-	-
Total	109	159

Note - The Group does not have any disputed trade receivables.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.d. Cash and cash equivalents

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Cash and cash equivalents consists of the followings:		
Balances with banks		
Current accounts	561	505
Fixed deposit with orginal maturity for less than 3 months	404	221
Total	965	726

Note 4.e. Bank balances other than cash and cash equivalents

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Fixed deposits with original maturity for more than 3 months but less than 12 months	753	836
Earmarked balances with banks		
Unclaimed dividend account	714	732
ESOP deposits and call money received on rights issue	87	-
Total	1,554	1,568

Note 4.f. Loans (Current)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured, considered good		
Loans	234	-
Total	234	-

Notes:

- (i) Loans or advances in the nature of loans are granted to Promoters, Directors, KMPs and the Related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person are as below:

(Amount in ₹ Lakhs, unless otherwise stated)

Type of borrower	As at March 31, 2025		As at March 31, 2024	
	Amount outstanding	% of Total	Amount outstanding	% of Total
Promoter	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related Parties	234	100%	-	-
Total	234	100%	-	-

- (ii) Loan to related parties carries a interest rate of 9.25% per annum and tenure of 2 years

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 4.g. Current financial assets - others

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured, considered good		
In fixed deposit with original maturity for more than 3 months but less than 12 months	-	8
Interest accrued on deposits	31	39
Interest accrued on loan (refer note 21)	25	-
Security deposits	464	245
Other receivables	239	2
Total	759	294

Note 5.a. Deferred tax assets

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Deferred tax assets		
On property, plant and equipment and intangible assets	196	173
On business loss	2,791	2,691
On provision for employee benefits	90	45
On lease liabilities and right of use assets	343	-
On provision for doubtful debts & disallowances under income tax	24	31
Total	3,444	2,939
Deferred tax liabilities		
On lease liabilities, right of use assets and lease equalisation	83	27
On provision for employee benefits	2	-
On property, plant and equipment and intangible assets	486	563
Total	571	590
Deferred tax assets / (liabilities), net	2,873	2,349
Reconciliation of deferred tax assets/ (liabilities) (net):		
Opening balance	2,349	1,654
Tax assets recognised in Consolidated Statement of Profit and Loss	519	1,220
On re-measurement losses of post employment benefit obligation	4	17
On acquisition of subsidiary	-	(542)
Closing balance	2,872	2,349
Deferred tax assets to be recognised in Consolidated Balance Sheet:		
Deferred tax assets	3,444	1,243
Deferred tax liabilities	(571)	(6)
Total	2,873	(1,237)

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 5.b. Income tax assets

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Advance income tax including tax deducted at source (non current)	551	971
Advance income tax including tax deducted at source (current)	114	-
Total	665	971
Provision for income tax (current)	80	-
Total	80	-

Note 5.c. Income tax expenses

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Current tax	212	35
Taxation in respect of earlier years	(17)	-
Deferred tax benefit	(519)	(1,220)
Total	(324)	(1,185)

Note 5.d. Reconciliation of tax charge:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Loss before tax	(4,447)	(7,636)
Statutory Income tax rate	25.17%	25.17%
Income tax (credit) / expense on the same at tax rates applicable	(1,119)	(1,922)
Tax effects of :		
Items not deductible to tax	231	64
Deferred tax not recognised on losses during the year	702	511
Deferred tax/ current tax adjustments of previous year/s	(90)	145
Others	(48)	-
Income tax credit	(324)	(1,185)

Note 6. Other non-current assets

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Prepaid expenses	58	76
Balance with statutory authorities	39	-
Lease equalisation	352	134
Total	449	210

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 7. Other current assets

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Balance with statutory authorities	725	724
Advance to vendors	354	516
Unbilled revenue	1,221	551
Loan to employees	1	14
Prepaid expenses	245	218
Others	40	1,098
Total	2,586	3,121

Note 8. Equity share capital

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Authorised share capital		
20,00,00,000 Equity shares of ₹ 5/- each fully paid	10,000	10,000
(March 31, 2024 : 20,00,00,000 Equity shares of ₹ 5/- each fully paid)		
Total	10,000	10,000
Issued, subscribed and paid up capital		
2,92,73,456 Equity shares of ₹ 5/- each fully paid	1,463	1,456
(March 31, 2024 : 2,91,30,356 Equity shares of ₹ 5/- each fully paid)		
4,29,44,533 Equity shares of ₹ 5/- each, ₹ 3.12/- paid-up	1,341	537
(March 31, 2024 : 4,29,44,533 Equity shares of ₹ 5/- each, ₹ 1.25/- paid-up)		
Less : Calls unpaid	(48)	-
(Refer note c below)		
Total	2,756	1,993

(a) Reconciliation of equity shares outstanding at the beginning and at the end of the year

(Amount in ₹ Lakhs, unless otherwise stated)				
	As at March 31, 2025		As at March 31, 2024	
	No. of shares	Amount	No. of shares	Amount
Outstanding at the beginning of the year	7,20,74,889	1,993	7,15,74,222	1,968
Add : Shares issued on exercise of employee stock options	1,43,100	8	5,00,667	25
Add : Call money received	-	755	-	-
Outstanding at the end of the year	7,22,17,989	2,756	7,20,74,889	1,993

(b) Rights, preferences and restrictions attached to shares:

Equity Shares: The Company has only one class of equity shares having par value of ₹ 5/- per share. The holder of the equity share is entitled to dividend right and voting right in the same proportion as the capital paid-up on such equity share bears to the total paid-up equity share capital of the Company. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company in the same proportion as the capital paid-up on the equity shares held by them bears to the total paid-up equity share capital of the Company.

(c) Issue of shares under Rights Issue:

The Company had issued 4,29,44,533 equity shares of face value of ₹ 5/- each on right basis ('Rights Equity Shares'). In accordance with the terms of issue, ₹ 20/- (including a premium of ₹ 18.75/- per share) i.e. 25% of the Issue Price per Rights Equity Share, was received from the concerned allottees on application and shares were allotted. The Company has made First call of ₹ 30/- per Rights Equity Share (including a premium of ₹ 28.13/- per share) in March 2024. As on March 31, 2025, an aggregate amount of ₹ 764/- Lakhs (including premium amount of ₹ 716 Lakhs) is unpaid. The trading of 4,03,99,270 partly paid shares were effective from May 07, 2024.

The Company has made Second and Final call of ₹ 30/- per Rights Equity Share (including a premium of ₹ 28.12/- per share) in March 2025 alongwith a reminder for the first call unpaid. The last date of payment of call money is April 30, 2025.

Utilisation of funds received under Rights Issue :

(Amount in ₹ Lakhs, unless otherwise stated)			
Particulars	Year ended March 31, 2025	Year ended March 31, 2024	Year ended March 31, 2023
Source of funds			
Opening unutilised fund	-	415	-
Proceeds from issue	12,120	-	8,589
Interest earned	8	-	59
Utilisation of funds			
Payment towards :			
Issue expenses	3	-	397
Product development	89	40	287
Product marketing	63	20	-
Identified Investments	2,150	355	5,698
Funding inorganic growth initiatives and general corporate purpose	9,823	-	1,850
Unutilised funds	-	-	415

(d) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company:

(Amount in ₹ Lakhs, unless otherwise stated)				
Name of the shareholder	As at March 31, 2025		As at March 31, 2024	
	Number of shares	% of holding in the class	Number of shares	% of holding in the class
Aurum RealEstate Developers Limited	3,60,32,859	49.90%	3,60,32,859	49.99%
(formerly known as Aurum Platz IT Private Limited)				
Total	3,60,32,859	49.90%	3,60,32,859	49.99%

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(e) **Change in shareholding of promoters are disclosed below:**

(Amount in ₹ Lakhs, unless otherwise stated)			
Name of promoters	Number of shares	% Total shares	% Changes during the year
Year ended March 31, 2025			
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	3,60,32,859	49.90%	-0.09%
Year ended March 31, 2024			
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	3,60,32,859	49.99%	-0.35%

- (f) No class of shares have been issued as bonus shares or for consideration other than cash by the Company in last 5 years.
- (g) Shares reserved for issue under options as at March 31, 2025 and March 31, 2024, were 15,89,615 and 17,07,375 respectively.

Note 9. Other equity

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
(A) Securities premium		
Opening balance	22,199	21,551
On exercise of employee stock options	106	167
Transfer from stock options outstanding account	97	481
Received on rights issue	11,348	-
Closing balance	33,750	22,199
(B) ESOP deposits and share call money account		
Opening balance	-	-
Received on rights issue - pending allotment	85	-
Received on exercise of ESOPs - pending allotment	2	-
Closing balance	87	-
(C) Capital redemption reserve	79	79
(D) Stock options outstanding account		
Opening balance	1,083	347
Employee stock options granted to employees	614	1,217
Transferred to securities premium	(97)	(481)
Closing balance	1,600	1,083
(E) Retained earnings		
Opening balance	(7,320)	(1,697)
Net loss for the current year	(3,337)	(5,575)
Other comprehensive loss	(25)	(48)
Investment in subsidiaries	(65)	-
Subsidiaries no longer consolidated	(93)	-
Closing balance	(10,840)	(7,320)
(F) Foreign currency translation reserve - OCI		

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Opening balance	4	7
Net loss for the current year	(1)	(3)
Closing balance	3	4
Total	24,679	16,045

Note 10.a. Borrowings

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March 31, 2025		As at March 31, 2024	
	Non-current	Current	Non-current	Current
Secured - at amortised cost				
Term loan - LRD from Axis Bank (Refer note 10.a.1)	3,922	150	4,072	121
Term loan - LRD from Axis Bank (Refer note 10.a.2)	2,075	66	-	-
OD FD -ICICI Bank (Refer note 10.a.3)	-	89	-	81
OD FD - Axis Bank (Refer note 10.a.3)	-	152	-	97
Term loan - Axis Bank (Refer note 10.a.4)	-	-	-	4,301
Term loan- LRD from Bajaj Housing Finance Limited (Refer note 10.a.5)			4,767	131
Term loan - HDFC Bank (Refer note 10.a.6)	10	9	18	7
Less: Unamortised portion of ancillary borrowing cost	(44)	-	(30)	-
Total (A)	5,963	466	8,827	4,738
Unsecured				
Loan from related parties (Refer note 10.a.7 and 21)	1,597	-	4,660	350
Loan from others (Refer note 10.a.8)	45	30	69	746
Total (B)	1,642	30	4,729	1,096
Total (A+B)	7,605	496	13,556	5,834

10.a.1 - Secured Term Loan under Lease Rental Discounting (LRD) from Axis Bank

The Company has taken loan from Axis Bank amounting ₹ 4,263 Lakhs in 2023-24

Interest rate:

Repo rate + 2.50% p.a

Security details:

Hypothecation of entire current assets and lease rentals, both present and future on exclusive basis and collateral of commercial property located at plot no P-136 and P-136 1, MIDC TTC Industrial Area, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra owned by the Company.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Repayment schedule :

Within one year (₹ Lakhs)	150
After one year but not more than 5 years (₹ Lakhs)	1,127
More than 5 years (₹ Lakhs)	2,795

10.a.2 - Secured term loan under Lease Rental Discounting (LRD) from Axis Bank

The Company has taken loan from Axis Bank amounting ₹ 2,192 Lakhs in FY 2024 - 25

Interest rate:

Repo rate + 2.50% p.a

Security details:

Hypothecation of entire current assets and lease rentals, both present and future on exclusive basis and collateral of commercial property located at plot no P-136 and P-136 1, MIDC TTC Industrial Area, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra owned by the Company.

Repayment schedule

Within one year (₹ Lakhs)	66
After one year but not more than 5 years (₹ Lakhs)	567
More than 5 years (₹ Lakhs)	1,508

10.a.3 - Overdraft against fixed deposit (OD FD)

(i) ICICI Bank

The Company has taken OD facility from ICICI Bank amounting ₹ 90 Lakhs.

Interest rate:

7.45% p.a

Security details:

Secured by fixed deposit ₹ 105 Lakhs.

(ii) Axis Bank

The Company has taken OD facility from ICICI Bank amounting ₹ 180 Lakhs.

Interest rate:

7.70% p.a

Security details:

Secured by fixed deposit ₹ 215 Lakhs.

10.a.4 - Term loan- Axis Bank

During the year, the Company has repaid the Term loan of ₹ 4,300 Lakhs to Axis Bank Limited.

Interest rate:

Repo rate + 2.50% p.a

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Security details:

Hypothecation of entire current assets, both present and future on exclusive basis and collateral of commercial property located at plot no P-136 and P-136 1, MIDC TTC Industrial Area, Thane Belapur Road, Navi Mumbai, Thane, Maharashtra owned by the Company.

10.a.5 - Secured Term Loan under Lease Rental Discounting (LRD) from Bajaj Finance

During 2023-24, subsidiary companies Imogentechno Delta Park Private Limited and Wisetechno Private Limited, taken loan from Bajaj Finance amounting to ₹ 4,910 Lakhs repayable in 193 monthly installments starting from March 15, 2024. As at March 31, 2025, both the companies are no longer getting consolidated.

10.a.6 - Unsecured Business Loan from HDFC Bank

a. Interest rate: 16 %

b. Repayment schedule

Within one year (₹ Lakhs)	8
After one year but not more than 5 years (₹ Lakhs)	11
More than 5 years (₹ Lakhs)	-

10.a.7 - Unsecured loan from related parties

Loan from related parties carries interest rate of 10.30% p.a (9.00-10.00% p.a. in 2023-24).

10.a.8 - Unsecured loan from others

Loan from others carries interest rate of 11.50-13.00% p.a.

Note 10.b. Other financial liabilities

Note 10.b.1 - Other non-current financial liabilities

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Security deposits	234	141
Total	234	141

Note 10.b.2 - Other financial liabilities - current

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Capital creditors	13	13
Advance received from tenants	214	138
Employee related payables	384	902
Interest accrued on borrowings (Refer note 21)	31	121
Provision for expenses	1,507	1,966
Unclaimed special dividend*	713	732
Security deposits	3,603	3,678
Other payables	51	79
Total	6,516	7,629

* During the year, the Company has transferred ₹ 2 Lakhs to Investor's Education and Protection Fund (IEPF) and there is no amount due and outstanding as at Balance Sheet date to be credited to the fund.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 10.c. Trade payables

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Total outstanding dues of micro and small enterprises	104	207
Total outstanding dues of creditors other than micro and small enterprises	3,146	3,262
Total outstanding dues of disputed trade creditors including micro and small enterprises	-	-
Total	3,250	3,469

Trade payable ageing schedule for other than MSME

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Unbilled	-	-
Not due	19	-
Less than 1 year	83	207
1-2 Years	2	-
2-3 Years	-	-
More than 3 Years	-	-
Total	104	207

Trade payable ageing schedule for MSME

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Unbilled	-	-
Not due	216	141
Less than 1 year	2,487	2,880
1-2 years	365	18
2-3 years	67	223
More than 3 years	11	-
Total	3,146	3,262

Note 11. Provisions

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March 31, 2025		As at March 31, 2024	
	Non-current	Current	Non-current	Current
Provision for employee benefits (refer note 15.a)				
Provision for gratuity (funded)	79	8	110	10
Provision for gratuity (unfunded)	381	68	260	61
Provision for leave encashment (funded)	-	-	-	-
Provision for leave encashment (unfunded)	45	22	49	19
Total	505	98	419	91

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 12.a. Other non-current liabilities

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Deferred income on discounting of financial instruments	63	43
Total	63	43

Note 12.b. Other current liabilities

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Advance from customers	292	272
Statutory dues payable	472	577
Unearned revenue	160	683
Total	924	1,532

Note 13. Revenue from operations

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Information technology services	9,682	8,618
Rent income	16,547	12,616
Expenses recovered from customers	155	171
Total	26,384	21,405

Note 13.a. Disaggregate revenue information

The table below presents disaggregated revenues from contracts with customers for the year ended March 31, 2025 and March 31, 2024 by offerings and contract-type. The Group believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Revenue by offerings :		
Information technology services	9,682	8,618
Rent and related income	16,702	12,787
Total	26,384	21,405
Timings of revenue recognition		
Services transferred at a point in time	4,645	3,660
Services transferred over time	21,739	17,745
Total	26,384	21,405

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 14. Other income

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest income from financial assets at amortised cost:		
Deposits	278	267
Debentures	214	319
Interest on income tax refund*	78	186
Rent concession and liabilities no longer required written back	1,028	1,068
Reversal of compensated absences expenses	-	3
Profit on sale of property, plant and equipment	0	8
Profit on sale and revaluation of current investments (mutual funds)	38	5
Reversal of provisions	441	2
Gain on foreign currency transactions and translations	11	10
Miscellaneous income	26	34
Total	2,114	1,902

* Interest on income tax refund pertains to A.Y. 2016-17 and 2024-25, received during the financial year 24-25. The same has been recognised as income on receipt basis.

Note 15. Employee benefit expense

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Salaries, wages, bonus and other allowances	6,551	6,971
Contribution to provident fund, ESI and other funds (Refer note 15.a)	242	262
Gratuity expenses (Refer note 15.a)	165	134
Compensated absence expenses (Refer note 15.a)	9	15
Share based payments (Refer note 15.b)	613	1,217
Staff welfare expenses	280	216
Total	7,860	8,814

Note 15.a. Employee benefits

(A) Defined contribution plans

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
During the year, the Group has recognised the following amounts in the Consolidated Statement of Profit and Loss		
Contribution to provident fund	203	240
Contribution to superannuation fund	3	2
Contribution to national pension scheme	30	20
Other contributions	6	-
Total	242	262

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(B) Defined benefit plans - Gratuity

The Group sponsors funded & unfunded defined benefit plans for qualifying employees. The defined benefit plans are administered by Life Insurance Corporation of India (LIC) and every year the required contribution amount is paid to LIC. Under the Gratuity plan, the eligible employees are entitled to post-retirement benefit at the rate of 15 days salary for each year of service until the retirement age of 58. The vesting period for Gratuity as payable under The Payment of Gratuity Act is 5 years. The employee defined plan assets/ (liability) has been determined by actuary as per the provisions of IND AS 19 "Employee benefits".

i) Actuarial assumptions

The principal assumptions used for the purposes of actuarial valuation were as follows:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Discount rate (per annum)	6.50%-7%	7.00% - 7.28%
Rate of increase in salary	7%-25%	7% - 15%
		10% of first two years and 8% thereafter
Expected average remaining working lives of employees (years)	3.17-35.47	4.97 - 36.88
Attrition rate (across various age groups)	0-65.85%	7 - 65.68%
Expected rate of return on plan assets	0-7%	0.00% -7.24%

ii) Changes in the present value of defined benefit obligation

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Present value of obligation at the beginning of the year	467	192
On (disposal)/ acquisition of subsidiary	(49)	169
Current service cost	132	106
Interest on defined benefit obligation	33	28
Actuarial loss on obligations	32	45
Benefits paid	(40)	(74)
Present value of obligation at the end of the year	575	467

iii) Change in fair value of assets

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Fair value of plan assets at the beginning of the year	25	19
Expected return on plan assets	2	1
Actuarial gain on plan assets	1	-
Employer's contribution	19	19
Benefits paid	(8)	(14)
Actuarial loss	-	(0)
Fair value of plan assets at the end of the year	39	25

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

iv) **Expense recognised as employee benefits expense in the Consolidated Statement of Profit and Loss**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Current service cost	132	106
Interest on net defined benefit liability / (asset)	33	28
Total	165	134

v) **Expense / (income) recognised as OCI in the Consolidated Statement of Profit and Loss**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Remeasurements during the year due to:		
Changes in demographic assumptions	(6)	38
Changes in financial assumptions	27	(13)
Experience adjustments	11	20
Actual return on plan assets less expected interest on plan assets	(0)	-
Total	32	45

vi) **Assets and liabilities recognised in the Consolidated Balance Sheet**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Present value of funded defined benefit obligation	575	467
Fair value of plan assets	(39)	(25)
Net liability	536	442

vii) Expected contribution to the fund in the next year	59	55
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viii) **Sensitivity analysis**

Gratuity is a lump sum plan and the cost of providing these benefits is typically less sensitive to small changes in demographic assumptions. The key actuarial assumptions to which the benefit obligation results are particularly sensitive to are discount rate and expected salary increase. A quantitative sensitivity analysis for significant assumptions is furnished below :

(Amount in ₹ Lakhs, unless otherwise stated)

Impact on defined benefit obligation Holding company	As at March 31, 2025		As at March 31, 2024	
	In (%)	In ₹	In (%)	In ₹
Discount rate				
0.5% increase	(3.58)%	50	(3.85)%	42
0.5% decrease	3.82%	53	4.13%	46
Rate of increase in salary				
0.5% increase	4.20%	54	4.13%	46
0.5% decrease	(3.58)%	49	(3.88)%	42
Component Subsidiary Companies				
Discount rate				
0.5-1% increase	(11.30)-(3.23)%	341	(11.14)-7.19%	100
0.5-1% decrease	3.40-13.67%	423	(7.00)-13.54%	157

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Impact on defined benefit obligation Holding company	As at March 31, 2025		As at March 31, 2024	
	In (%)	In ₹	In (%)	In ₹
Rate of increase in salary				
0.5-1% increase	3.64-14.03%	411	4-13%	147
0.5-1% decrease	(11.80)-(3.55)%	349	(11)-(4)%	106

ix) **Maturity profile of defined benefit obligations**

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Expected Future Cashflows		
Year 1	78	-
Year 2	116	65
Year 3	43	15
Year 4	68	19
Year 5	36	21
Years 6 to 10	197	158
Years 11 and above	581	483

x) **The major categories of plan assets are as follows:**

The Company operates both funded and unfunded gratuity plans for its employees.

The funded gratuity plan is administered by the Life Insurance Corporation of India ('LIC') in accordance with the investment pattern prescribed by the Insurance Regulatory and Development Authority of India (IRDAI) for Pension and Group Schemes. Under this arrangement, 100% of the plan assets are invested in an insurer-managed fund. As the fund is not traded in an active market, a quoted market price is not available. Accordingly, the fair value of the plan assets is based on the valuation provided by LIC.

xi) **Risk exposure**

Through its defined benefit plans, the Group is exposed to a number of risks, the most significant of which are detailed below:

Investment risk

The present value of the defined benefit plan liability is calculated using a discount rate determined by reference to market yields at the end of the reporting period on government bond; if the return on plan asset is below this rate, it will create a plan deficit. Currently the plan has a relatively balanced investment in equity securities and debt instruments.

Interest risk

A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

(C) Defined benefit plans - Leave encashment

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
i) Assets and liabilities recognised in the Consolidated Balance Sheet:		
Opening Balance	68	43
On acquisiton of subsidiary	-	33
Interest cost	3	-
Change in assumptions	(20)	-
Past service cost	10	-
Charged during the year	8	(310)
Amount paid during the year	(2)	302
Net liability	67	68

Note 15.b. Share based payments

Plan-I

Aurum Proptech Limited Employees Option 2021

(a) Scheme details

The Company has Employee Stock Option scheme i.e. ESOP 2021, under which options have been granted on the basis of performance and other eligibility criterias at the exercise price of ₹ 5/- to ₹ 80/- per share to be vested from time to time. The ESOP scheme is also extended to the employees of Eligible Subsidiaries.

The following table illustrates the number and weighted average exercise prices (WAEP) of, and movements in, share options during the year:

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Options outstanding at beginning of the year	17,07,375	77.76	22,04,292	68.90
Options granted during the year	38,840	80.00	1,26,250	77.00
Options exercised during the year	1,43,100	78.99	5,00,667	38.73
Options lapsed during the year	13,500	77.00	1,22,500	77.00
Options outstanding at the end of the year	15,89,615	77.71	17,07,375	77.76
Options exercisable at the end of the year	8,57,000	78.17	4,41,200	-

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

The fair value of each option is estimated on the date of grant using the Black Scholes model. The following tables list the inputs used on the date of grant for the years ended:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	March 31, 2025	March 31, 2024
Weighted average fair value of the options at the grant dates (₹)	151.76	86
Dividend yield (%)	Nil	Nil
Risk free interest rate (%)	6.84 - 7.00%	7.16%
Expected life of share options (years)	2.5 - 5 Years	5 Years
Expected volatility (%)	37.77 - 44.29%	45.15%

(b) Stock options exercised during the year :

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Number of options exercised during the year	1,43,100	5,00,667
Weighted average share price at the date of exercise (₹)	78.99	38.73

(c) For stock options outstanding at the end of the year, the range of exercise prices and weighted average remaining contractual life (vesting period and exercise period)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Options outstanding	15,89,615	17,07,375
Range of exercise price (₹)	77-80	5 - 80
Weighted average exercise price (₹)	77.71	77.76
Weighted average remaining contractual life (years)	3.00	3.50

(d) Information on stock options granted during the year ended:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Number of options granted during the year	38,840	1,26,250
Option pricing model used	Black Scholes	Black Scholes
Weighted average share price (₹)	209.33	85.56
Exercise price (₹)	77 - 80	77.00
Expected volatility (%)	45.00%	45.15%
Option life (vesting period and exercise period)	2.5 - 5 Years	5 Years
Dividend yield (%)	Nil	Nil
Risk free interest rate (%)	6.84 - 7.00%	7.16%

(e) Effect of share-based payment plan on the Consolidated Balance Sheet and Consolidated Statement of Profit and Loss :

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Share option outstanding account (Refer note 9(D))	1,600	1,083
Share based payments (Refer note 15)	613	1,350

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Plan-II

K2V2 Technologies Employees Option 2020

(a) Scheme details

The subsidiary, K2V2 Technologies Private Limited, has Employee Stock Option scheme i.e. ESOP 2020, under which option have been granted on the basis performance and other eligibilities criterias. The aggregate number of Equity Shares, which may be issued under the Plan, shall not exceed 518 (i.e. Five Hundred Eighteen) Equity Shares of face value of ₹10/- each.The Vesting Period shall not be less than 1 (one) year from the date of the Grant. The exact vesting period applicable to each grant shall be stated in the grant letter. The Exercise Period shall commence from the date of Vesting and can extend upto 5 (five) years from the date of grant of Options or such other period as may be decided by the Board and stated in the Grant Letter.

The following table illustrates the number and weighted average exercise prices (WAEP) of, and movements in, share options during the year:

Particulars	(Amount in ₹ Lakhs, unless otherwise stated)			
	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Options outstanding at beginning of the year	340	10.00	262.00	10.00
Options granted during the year	85	10.00	124.00	10.00
Options expected to be lapse during the year	-	10.00	46.00	10.00
Options exercised during the year	-	-	-	-
Options lapsed during the year	314	-	-	-
Options outstanding at the end of the year	111	10.00	340.00	10.00
Options exercisable at the end of the year		-	-	-

(b) Effect of share-based payment plan on the Balance Sheet and Statement of Profit and Loss :

Particulars	(Amount in ₹ Lakhs, unless otherwise stated)	
	As at March 31, 2025	As at March 31, 2024
Share based compensation expenses	-	1

(c) Measurement of Fair Values

The fair value of each option is estimated on the date of grant using the Black Scholes model. The following tables list the inputs used on the date of grant for the years ended:

Particulars	Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Share Price in ₹	363	363	363	363	363
Risk free interest rate (%)	43.97%	43.97%	43.97%	43.97%	43.97%
Time to maturity in years	10	10	10	10	10
Dividend yield (%)	0.00%	0.00%	0.00%	0.00%	0.00%
Fair value of option (₹)	356	356	356	356	356

(d) Rationale for principle variables used

Volatility is a measure of the amount by which a price is expected to fluctuate during a period based on the historic data, since the Company is closely held, volatility is assumed to be nearing 0 i.e. 0.01.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Plan-III

Integrow Asset Management Private Limited Employees Option 2023

(a) Scheme details

ESOP Plan 2022

On January 01, 2023, the subsidiary, Integrow Asset Management Private Limited, established share option programmes that entitle employee to purchase shares in the Company. January 01, 2023, a further grant on similar terms was offered to employees. Under these plans, holders of vested options are entitled to purchase shares at the market price of the shares at the respective grant date of options.

ESOP Plan 2023

On January 01, 2023, the Company established share option programmes that entitle employee to purchase shares in the Company. January 01, 2023, a further grant on similar terms was offered to employees. Under these plans, holders of vested options are entitled to purchase shares at the market price of the shares at the respective grant date of options.

(b) Measurement of Fair Values

The fair value of each option is estimated on the date of grant using the Black Scholes model. The following tables list the inputs used on the date of grant for the years ended:

Particulars	(Amount in ₹ Lakhs, unless otherwise stated)	
	As at March 31, 2025	As at March 31, 2024
Stock price	₹ 44.28	₹ 72.47
Exercise price of option	₹ 10	₹ 10
Number of periods to exercise in years	5.00	5.00
Dividend adjusted compounded risk-free interest rate	7.05%	7.09%
Volatility (annualised)	38.37%	41.71%
Fair value of option	₹ 38.03	₹ 65.49
Expected annual forfeiture	10.00%	10.00%

(c) Reconciliation of outstanding share options

The following table illustrates the number and weighted average exercise prices (WAEP) of, and movements in, share options during the year:

Particulars	(Amount in ₹ Lakhs, unless otherwise stated)			
	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Options outstanding at beginning of the year	4,43,000	7.02	97,000	7
Options granted during the year	-	-	4,45,000	7
Options expected to be lapsed during the year	-	-	99,500	7
Options outstanding at the end of the year	4,43,000	8.76	4,43,000	7
Options exercisable at the end of the year	3,68,375	-	37,875	

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Plan-IV

Helloworld Employees Stock Option Plan – 2023

(a) Scheme details

HelloWorld Technologies India Private Limited, has introduced employee stock option scheme. This employee equity-settled compensation scheme is known as Helloworld Employees Stock Option Plan – 2023. This plan came into force from 20th April 2023. The shareholders of the Company by way of special resolution approved the Plan authorising the Committee to grant not exceeding 12,153 number of options to the eligible employees in one or more tranches from time to time which in aggregate shall be exercisable not more than 12,153 Shares of face value of ₹ 10/- each fully paid up with each such option conferring a right upon the employees to apply for 1 share in the Company in accordance with the terms and conditions as may be decided under the Plan, out of which 8,102 shall be granted in the same year and balance 4051 will be granted, subject to the approval of ESOP Committee.

Against each Stock Option 1 Equity Share of ₹10/- each having no exercise price, shall be issued if conditions specified in Grant letter are fulfilled .The Vesting Period shall commence from the date of Grant and shall not exceed beyond 4 (four) years from the date of Grant. The Vesting may occur in tranches as may be decided by the Board. Provided however that the Vesting Period shall not be less than 1 (one) year from the date of the Grant. The exact vesting period applicable to each grant shall be stated in the grant letter. The Exercise Period shall commence from the date of Vesting and can extend upto 5 (five) years from the date of grant of Options or such other period as may be decided by the Board and stated in the Grant Letter. The Vested options can be exercised by applying to the Company during the Exercise Period, by way of the Exercise Application. In case the Option is not exercised within the Exercise Period, the Options will lapse, without any obligations whatsoever on the Company/ the Board, and no rights or claims will subsist after that date with the employee. The shares arising out of exercise of vested options shall not be subject to any lock-in period as follows, Till the time Company does not get its Equity Shares listed on any recognised stock exchange or any Investor has expressed his willingness for buying out 100% equity, the ESOP Shareholders and the Nominees or legal heirs, as the case may be, shall not be entitled to and shall not dilute their shareholding in the Company by way of sale, conveyance, exchange or transfer in any manner whatsoever without a written approval from the Board for the same. The Fair Value accounting method used for share based payment plan.

Under the amended terms of the ESOP, eligible employees are granted the right to sell back up to 50% of their vested shares to the Company after June 30, 2026, at fair market value as determined by an independent valuer appointed by the Board at the time of transfer. The buyback process is expected to be completed within three months following that date.

The following table illustrates the number and weighted average exercise prices (WAEP) of, and movements in, share options during the year:

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Options outstanding at beginning of the year	8,100	10		
Add:				
Options granted during the year			8,100	10
Less:				
Options exercised during the year	-	-	-	-
Options lapsed during the year	-	-	-	-

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Options cancelled during the year	-	-	-	-
Options outstanding at the end of the year	-	-	-	-
Options exercisable at the end of the year	8,100	10	8,100	10

The fair value of each option is estimated on the date of grant using the Black Scholes model. The following tables list the inputs used on the date of grant for the years ended:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Weighted average fair value of the options at the grant dates (₹)	6,012	6,012
Dividend yield (%)	Nil	Nil
Risk free interest rate (%)	6%-8%	6%-8%
Expected life of share options (years)	4 Years	4 Years
Expected volatility (%)	50.00%	50.00%

(b) Stock options exercised during the year :

Number of options exercised during the year

Weighted average share price at the date of exercise (₹)

(c) For stock options outstanding at the end of the year, the range of exercise prices and weighted average remaining contractual life (vesting period and exercise period)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Options Outstanding	8,068	8,068
Range of exercise price (₹)	-	-
Weighted Average Exercise Price (₹)	10	-
Weighted Average remaining Contractual Life (years)	2	-

(d) Information on stock options granted during the year ended:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Number of options granted during the year	-	8,100
Option pricing model used	-	Black Scholes
Weighted average share price (₹)	-	10
Exercise price (₹)	-	10
Expected volatility (%)	-	50%
Option life (vesting period and exercise period)	-	4 Years
Dividend yield (%)	-	Nil
Risk free interest rate (%)	-	6%-8%

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Plan-V

NestAway Employees Stock Option -2024

(a) Scheme details

The Board of Directors and the shareholders of NestAway Technologies Private Limited, had approved the “NestAway Employees Stock Option Plan -2024” (“Plan”) in April 2024 based on the following terms and conditions:

- (i)

This Plan was for issue of stock options to employees of the Company which in aggregate shall not exceed 1,02,807 equity shares equity shares having face value of Re. 1/- each.
- (ii)

Board of Directors/ESOP Committee appointed shall administer the Plan and the Company will issue options to the eligible persons on the basis of the advice of the ESOP Committee.
- (iii)

The minimum vesting period of an Option for employees shall vest minimum at the end of one year from the date of grant and may be extended further period from the date of grant and the maximum Vesting Period of an Option for Employees shall be as set out under the relevant grant letter, or as set out in the relevant grant letters.
- (iv)

The Exercise Period shall commence from the date of Vesting and shall end immediately prior to the date of a liquidity event, as notified by the Company.

(b) For stock options outstanding at the end of the year, the range of exercise prices and weighted average remaining contractual life (vesting period and exercise period)

The following table illustrates the number and weighted average exercise prices (WAEP) of, and movements in, ESOP plan during the year:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Fair value at grant date in ₹	1,427.84	NA
Share price at grant date in ₹	1,427.84	NA
Weighted average exercise price in ₹	1	-
Dividend yield %	0% p.a	-
Expected life of share options including exercise period (years)	4 years	-
Risk free interest rate (%)	6.5% - 8%	-
Expected volatility (%)	50%	-
Attrition rate	20%	-
Fair value of ESOP has been measured using	Black and Scholes Model	-

The details of activity under the ESOP Plan are summarised below:

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Outstanding at the beginning of the year	-	1.00	-	-
Granted during the year	29,054	1.00	-	-
Forfeited / lapsed during the year due to resignations	4,357	1.00	-	-

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	WAEP (₹)	Number	WAEP (₹)
Cancelled during the year	-	1.00	-	-
Exercised during the year	-	1.00	-	-
Outstanding at the end of the year	24,697	1.00	-	-
Exercisable at the end of the year	-	1.00	-	-

* Weighted average exercise price per option.

Note 16. Finance costs

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest on :		
lease liabilities (Refer note 3.b)	2,046	1,736
borrowings (Refer note 21)	851	847
security deposits	18	12
delayed payment of statutory dues	4	2
Other finance costs	4	1
Total	2,923	2,597

Note 17. Depreciation and amortisation expense

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on property, plant and equipment (Refer note 3.a)	676	712
Depreciation on right of use assets (Refer note 3.b)	6,193	5,375
Amortisation of intangible assets (Refer note 3.d)	1,367	1,164
Total	8,236	7,251

Note 18. Other expenses

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
a. Operating expenses		
Server and laptop rent	145	294
Repairs and maintenance	1,801	1,177
Electricity and other utility charges	1,182	1,070
Housekeeping and security	152	137
Food expenses	476	495
Professional fees	1,315	874
Advertisement and publicity	1,967	1,130
Brokerage and commission	153	24

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Rates and taxes	250	350
Hardware and software	252	254
Rent	1,718	1,532
Communication charges	194	252
Other operating expenses	39	94
	9,644	7,683
b. Selling and distribution expenses		
Advertisement and publicity	1,115	1,808
Brokerage and commission	416	428
	1,531	2,236
c. Establishment expenses		
Advertisement, commission and publicity	215	228
Travelling and conveyance	195	226
Professional fees	581	554
Hardware and software	163	218
Repairs and maintenance	152	157
Rent	145	109
Electricity	62	87
Rates and taxes	98	74
Insurance	29	25
Communication charges	35	75
Seminar, membership and subscription	135	59
Assets written off	447	-
Provision for bad and doubtful debts	226	333
Exchange loss (net)	-	7
Loss on sale of property, plant and equipment	57	-
Miscellaneous expenses	210	209
	2,750	2,362
Total	13,926	12,281

Note 19. Exceptional items

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Professional fees	-	144
Total	-	144

Note: During the year ended March 31, 2024, the Group has incurred certain professional expenses on acquisition / incorporation of subsidiaries / businesses which has been shown as exceptional items. In addition to the above, one of the subsidiary company, has paid liabilities which was written back previously under exceptional item and now charged back to exceptional item in current year.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 20. Earnings per share

Basic earnings per share amounts are calculated by dividing the loss for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the loss attributable to equity holders after adjusting by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on outstanding stock options.

The components of basic and diluted earnings per share for total operations are as follows:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
(a) Loss for the year attributable to equity shareholders	(3,337)	(5,575)
(b) Weighted average number of outstanding equity shares considered for basic EPS	5,41,90,584	3,94,48,476
Add : Effect of dilutive potential equity shares arising from outstanding employee stock options	7,56,686	10,29,620
Number of shares considered for diluted EPS	5,49,47,270	4,04,78,096
(c) Earnings per share (Face value per share ₹ 5/- each (Previous year ₹ 5/- each))		
Basic (₹)	(6.16)	(14.16)
Diluted (₹)**	(6.16)	(14.16)

* The weighted average number of shares takes into account the weighted average effect of changes arising from issue of new shares and ESOP transactions during the year.

** Since the effect is anti dilutive, Diluted earnings per share will be same as basic earning per share.

There have been no transactions involving equity shares or potential equity shares between the reporting date and the date of authorisation of these consolidated financial statements.

Note 21. Related party disclosures

(A) Other related parties with whom the company had transactions during the year

(Amount in ₹ Lakhs, unless otherwise stated)		
Name of the Related Party	Country	Relationship
1. Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	India	Promoter
2. Aurum Facility Management Private Limited (formerly known as Orize Property Management Private Limited)	India	Enitivity in which Director is Director
3. Eleven Point Two Capital Advisory Services Private Limited	India	Entity in which director is a director
4. Seven Springs Venture LLP	India	Entity in which director is a Designated Partner
5. Imogentechno Delta Park Private Limited	India	Entity in which director is a director (subsidiary up to June 26, 2024)

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Name of the Related Party	Country	Relationship
6. Wisetechno Private Limited	India	Entity in which director is a director (subsidiary up to September 28, 2024)
7. Aurum Platz (Goregaon) Private Limited	India	Entity in which Director is Director
8. City Synapse Information Private Limited	India	Entity in which Director is Director (step down subsidiary upto March 14, 2024)
9. Eukleia Technologies Private Limited	India	Entity in which Director is Director (step down subsidiary upto March 14, 2024)
10. Nesassist Services Private Limited	India	Entity in which Director is Director (step down subsidiary upto March 12, 2024)

(B) Other related parties with whom the Company had transactions during the year

List of Key management personnel:

Vasant Gujarathi	Non-Executive Independent Director
Ajit Joshi	Non-Executive Independent Director
Padma Deosthali	Non-Executive Independent Director
Ramashrya Yadav	Non-executive Director
Srirang Athalye	Non-executive Director
Onkar Shetye	Executive Director
Kunal Karan	Chief Financial Officer, Director
Sonia Jain	Company Secretary & Compliance Officer
Ketan Prakash Sabnis	Executive Director, K2V2 Technologies Private Limited
Vinayak Katkar	Executive Director, K2V2 Technologies Private Limited
Chittoor Ananthakrishnan Ajay Kumar	Director, Monk Tech Labs Pte. Ltd.
Varadharajan Balaji	Director, Monk Tech Labs Pte. Ltd.
Jitendra Jagadeva	Director, Helloworld Technologies India Private Limited
Prakash Tejwani	Director, Aurum Analytica Private Limited
Vishal Sharma	Key managerial person, Aurum Analytica Private Limited
Sahil Rathore	Key managerial person, Aurum Analytica Private Limited
Hirenkumar Ladva	CEO, Yieldwisex Technologies Private Limited (17th January 2025 to 10th March 2025)
Aryaman Vir	CEO, Yieldwisex Technologies Private Limited (28th September 2023 to 31st July 2024)
Ismail Shamirualla Khan	Chief Operating Officer, NestAway Technologies Private Limited

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Ajay Radke	Independent Director, Yieldwisex Technologies Private Limited , (28th October 2024 to 17th March 2025) Independent Director, Bonds Brain Technologies Private Limited, (from 18th March 2025)
Lloyd Mathias	Independent Director, Yieldwisex Technologies Private Limited , (28th October 2024 to 17th March 2025) Independent Director, Bonds Brain Technologies Private Limited, (from 18th March 2025)
Rahul R Somani	Director, Integrow Asset Management Private Limited (Upto19th December 2023), Non Executive Director, Integrow Asset Management Private Limited (w.e.f 17th January 2024)

(C) Details of transactions with related party in the ordinary course of business:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
I. Revenue from operations		
i. Information technology services		
Aurum Facility Management Private Limited (formerly known as Orize Property Management Private Limited)	6	4
II. Other income		
i. Interest income on deposits		
Aurum Platz (Goregaon) Private Limited	23	-
During the year the Company has invested in inter-company deposit of Aurum Platz (Goregaon) Private Limited amounting to ₹ 1,500 Lakhs which were encashed during the year and there was no deposit as on March 31, 2025		
ii. Interest income on loans		
Wisetechno Private Limited	14	-
Total	43	4
III. Employee benefit expense to KMP		
i. Salaries, wages, bonus and other allowances	943	735
ii. Contribution to provident fund, ESI and other funds	28	19
iii. Share based payments	87	162
Total	1,058	916
IV. Finance costs		
i. Interest on Loan		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	62	129
Eleven Point Two Capital Advisory Services Private Limited	8	0
Seven Springs Venture LLP	27	14
Total	97	143

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
V. Other expenses		
a. Operating expenses		
i. Repairs and maintenance		
Aurum Facility Management Private Limited (formerly known as Orize Property Management Private Limited)	-	1
Total	-	1
b. Establishment expenses		
i. Rent		
Eleven Point Two Capital Advisory Services Private Limited	-	7
Total	-	7
ii. Professional fees		
Professional fees to KMPs	88	86
Directors sitting fees	46	36
Total	134	122
iii. Expenses Incurred by the Group		
City Synapse Information Private Limited	3	3
Nestassist Services Private Limited	1	1
Total	4	4
VI. Other transactions during the financial year		
A. Borrowings		
i. Borrowings - during the year		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	1,597	4,660
Chittoor Ananthakrishnan Ajay Kumar	20	-
Seven Springs Ventures LLP	8	150
Seven Springs Ventures LLP (NCD Purchase)	510	-
Eleven Point Two Capital Advisory Services Private Limited	137	30
Total	2,272	4,840
ii Borrowings - repaid during the year		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	4,660	-
Chittoor Ananthakrishnan Ajay Kumar	6	-
Seven Springs Ventures LLP	158	-
Eleven Point Two Capital Advisory Services Private Limited	137	30
Total	4,961	30
Total	(2,689)	4,810
iii Borrowings - converted to equity during the year		
Seven Springs Ventures LLP	353	-
Total	353	-

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
(B) Amount due to / from related party		
i. Investments		
Imogentechno Delta Park Private Limited	1	-
Wisetechno Private Limited	1	-
Total	2	-
ii. Trade receivables		
Aurum RealEstate Developers Ltd (formerly known as Aurum Platz IT Private Limited)	164	-
Total	164	-
iii. Other receivables		
City Synapse Information Private Limited	3	3
Nestassist Services Private Limited	1	1
Total	3	3
iv. Loans given		
Wisetechno Private Limited	234	-
Total	234	-
v. Financial assets - others		
Interest accrued on loans and investments		
Wisetechno Private Limited	23	-
Total	23	-
vi. Borrowings		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	1,597	4,660
Seven Springs Venture LLP	-	350
Chittoor Ananthakrishnan Ajay Kumar	14	-
Total	1,611	5,010
vii. Other current liabilities - Interest accrued but not due on borrowings		
Aurum RealEstate Developers Limited (formerly known as Aurum Platz IT Private Limited)	22	116
Seven Springs Venture LLP	-	4
Chittoor Ananthakrishnan Ajay Kumar	14	-
Total	36	120
viii. Other current liabilities - Employee related payables		
Payables to KMP		
Onkar Sunil Shetye	16	14
Kunal Karan	25	24
Sonia Jain	0	-
Total	41	38

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 22. Commitments and contingent liabilities:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Capital commitments		
Estimated amount of contract remaining to be executed on capital account not provided for (inclusive of GST)	1	449
Contingent Liabilities		
Income tax matters	41	43
GST matters	362	405
Other matters		

One of the subsidiary Company is involved in various claims/ arbitration proceedings amounting to ₹ 654 Lakhs relating to furniture hired by the Company in prior years. During the year, the Company has received an order from Mumbai Centre of International Arbitration (MCIA) which directs the Company to pay ₹ 308 Lakhs to one of the furniture vendor. Provisions amounting to ₹ 306 Lakhs are carried in the books as at March 31, 2025, in this regard. Further, Company has filed an appeal with Commercial Court, Bengaluru and deposited ₹ 77 Lakhs towards the appeal. Considering that the Company also has certain counter claims against such vendor, management believes that such provisions would be adequate to settle the claims that may devolve on the Company.

Note 23. Segment reporting

The Group's operations predominantly relate to providing software solutions in the real estate sector. The organisational and reporting structure of the Group is based on Strategic Business Units (SBU) concept. The SBU's are primarily cost centre segments. SBU's are the operating segments for which separate financial information is available and for which operating results are evaluated regularly by management in deciding how to allocate resources and in assessing performance. These SBU's provide end-to-end information technology solutions on time and material contracts or fixed contracts, entered into with customers. The Chief Operating Decision Maker (CODM) reviews the operations of the Group as one operating segment on the basis of SBUs.

The Group's primary reportable segments consist of the following SBUs, which are based on the risks and returns in different areas of the operations: Rental, Distribution, Capital and Others. 'Rental' operations comprise of activities where the Group derives revenue from customers for services offered though comprehensive technology based suite of solutions tailored for renters, property owners, and property managers. 'Distribution' operations comprise of activities where the Group derives revenue from customers for the data analytics offerings and the licencing of the CRM products. 'Capital' operations comprise of activities where the Group derives revenue from customers for the management of Investments through technology based platforms

The following table sets forth revenues and results by areas of operations based on the business units under which billing to customer has been made during the reported period:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Segment revenue		
Rental	16,862	13,289
Distribution	7,928	7,444
Capital	1,594	672
Total	26,384	21,405

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Segment results		
Rental	(1,454)	(1,766)
Distribution	1,101	(617)
Capital	(739)	(1,472)
Total	(1,092)	(3,855)
Less: Finance cost	(2,923)	(2,597)
Less: Other un-allocable expenditure - net	(432)	(1,328)
Loss before tax	(4,447)	(7,780)

The following table sets forth the Group's total assets and total liabilities:

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Segment assets		
Rental	44,044	36,521
Distribution	10,143	9,092
Capital	5,520	12,309
Unallocable corporate assets	7,744	6,523
Total assets	67,451	64,445
Segment liabilities		
Rental	26,107	19,643
Distribution	2,672	3,119
Capital	1,047	7,917
Unallocable corporate liabilities	9,178	14,969
Total liabilities	39,004	45,648

During the current financial year, from the quarter ended September 30,2024, the Company has reported its segment information under the new segments. In the previous reporting periods, the Company classified its operations under the segments 'SAAS' (Software as a Service) and 'RAAS' (Real Estate as a Service). Based on the evolving nature of the business and the way the Chief Operating Decision Maker (CODM) reviews the Company's operations, the strategic business units (SBUs) have been redefined and its segment information provided in the financial statements have been realigned accordingly. The new segments identified for financial reporting are Rental, Distribution and Capital. Previous period's / year's figures have been reclassified as per the new segments.

Geographic information

The Group mainly caters to indian market, accordingly, secondary information/ geographical segment is not applicable.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
 FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 24.a. Financial instruments

(Amount in ₹ Lakhs, unless otherwise stated)						
Fair value and carrying amount	As at March 31, 2025			As at March 31, 2024		
	Fair value through Profit and loss	Fair value through Other comprehensive income	Amortised Cost	Fair value through Profit and loss	Fair value through Other comprehensive income	Amortised Cost
Financial assets- non current						
Investments	-	2	700	-	0	0
Other financial assets	-	-	3,708	-	-	3,051
Financial assets- current						
Investments	4,267	-	-	1,500	-	11
Cash and cash equivalents	-	-	965	-	-	726
Bank balances other than cash and cash equivalents	-	-	1,554	-	-	1,568
Trade receivables	-	-	2,899	-	-	2,323
Loans	-	-	234	-	-	-
Other financial assets	-	-	759	-	-	294
Financial liabilities- non current						
Borrowings	-	-	7,605	-	-	13,556
Lease liabilities	-	-	12,742	-	-	7,334
Other financial liabilities	-	-	234	-	-	572
Financial liabilities- current						
Borrowings	-	-	496	-	-	5,834
Lease liabilities	-	-	6,491	-	-	3,469
Trade payables	-	-	3,250	-	-	5,168
Other financial liabilities	-	-	6,516	-	-	7,628

Note 24.b. Fair value hierarchy

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of the following three levels:

Level 1 - Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

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

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

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Level 1 (Quoted price in active market)		
Investment in Mutual Fund carried at fair value through profit and loss	60	1,000

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
 FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)		
Particulars	As at March 31, 2025	As at March 31, 2024
Level 3 (Unobservable inputs)		
Investment in Integrow Real Estate Special Situation Fund carried at fair value through profit and loss	4,267	1,500
Investments in equity shares measured at fair value through other comprehensive income	2	0

All financial assets and liabilities at amortised cost have been considered at carrying amount, as it approximate its fair value.

Note 24.c. Financial risk management objectives and policies

The Group is exposed to various financial risks. These risks are categorised into market risk, credit risk and liquidity risk. The Group's risk management is coordinated by the Board of Directors and focuses on securing long term and short term cash flows. The Group does not engage in trading of financial assets for speculative purposes.

(A) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Such changes in the values of financial instruments may result from changes in the foreign currency exchange rates, interest rates and other market changes.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's operating activities (when revenue or expense is denominated in a different currency from the Group's functional currency).

Foreign currency sensitivity

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue or expense is denominated in a different currency from the Company's functional currency). However, the Company's exposure to foreign currency changes for all other currencies is not material.

Interest rate sensitivity

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

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at	Closing balance	Effect on profit before tax	
			1% Increase	1% Decrease
Borrowings (Impact on Profit and Loss)	March 31, 2025	6,429	(64)	64
Borrowings (Impact on Profit and Loss)	March 31, 2024	13,565	(136)	136

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(B) Credit risk

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and credit worthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that potentially subject the Group to concentrations of credit risk consist of cash and cash equivalents, time deposits and trade receivables. The Group maintains its cash and cash equivalents, time deposits and trade receivables, with banks and customers having good reputation, good past track record, and who meet the minimum threshold requirements under the counterparty risk assessment process, and reviews their credit-worthiness on a periodic basis.

(C) Liquidity risk

Liquidity risk refers to the risk that the Group cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Group consistently generated sufficient cash flows from operations to meet its financial obligations as and when they fall due.

The Group's current assets aggregate to ₹ 13,378 Lakhs (March 31, 2024 - ₹ 10,544 Lakhs) including current investments, Loans, cash and cash equivalents and bank balances against aggregate current liability of ₹ 17,855 Lakhs (March 31, 2024 - ₹ 23,723 Lakhs) and non current liabilities ₹ 21,149 Lakhs (March 31, 2024 - ₹ 21,925 Lakhs) including borrowings on the reporting date

While the Group's total equity stands at ₹ 28,447 Lakhs (March 31, 2024 - ₹ 18,797 Lakhs). Hence liquidity risk or risk that the Group may not be able to settle or meet its obligations as they become due does not exist.

Note 24.d. Capital management

For the purpose of the Group's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders. The primary objective of the Group's capital management is to maximise the shareholder value and to ensure the Group's ability to continue as a going concern.

The Group monitors gearing ratio i.e. total debt in proportion to its overall financing structure, i.e. equity and debt. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

(Amount in ₹ Lakhs, unless otherwise stated)			
Particulars	As at March 31, 2025	As at March 31, 2024	
Total equity (i)	28,447	18,797	
Borrowings	8,101	19,390	
Lease liabilities	19,233	12,502	
Less: Cash and cash equivalents and other bank balances	(2,519)	(2,294)	
Net debt (ii)	24,815	29,598	
Overall financing (iii) = (i) + (ii)	53,262	48,395	
Gearing ratio (ii)/ (iii)	0.47	0.61	

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2025 and 31 March 2024.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 25. Statement of net assets, profit and loss and other comprehensive income attributable to owners and non-controlling interests

Net assets

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March, 2025		As at March, 2024	
	As % of consolidated net assets	Amount	As % of consolidated net assets	Amount
Parent entity				
Aurum PropTech Limited	127%	36,246	127%	23,878
Subsidiary				
K2V2 Technologies Private Limited	5%	1,386	5%	1,001
Aurum Softwares and Solutions Private Limited	2%	612	3%	588
Liv Real Solutions Private Limited	2%	664	4%	662
Monk Tech Labs Pte. Limited	(1%)	(156)	0%	(7)
Helloworld Technologies India Private Limited	(6%)	(1,742)	(4%)	(842)
Integrow Asset Management Private Limited	3%	775	(1%)	(278)
Aurum Analytica Private Limited	4%	1,104	2%	425
Monk Tech Venture Private Limited	0%	26	0%	18
Cuneate Services Private Limited	0%	(3)	0%	1
YieldWiseX Technologies Private Limited	(1%)	(375)	1%	220
NestAway Technologies Private Limited	(13%)	(3,608)	(19%)	(3,478)
Bonds Brain Technologies Private Limited	0%	(12)	-	-
Imogentechno Delta Park Private Limited	-	-	0%	(16)
Wisetechno Private Limited	-	-	0%	(21)
	123%	34,917	118%	22,151
Non-controlling interest	4%	1,012	4%	759
Intercompany elimination and consolidation adjustments	(27%)	(7,488)	(22%)	(4,113)
Total	100%	28,441	100%	18,797

Share in total comprehensive income

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March, 2025		As at March, 2024	
	As % of comprehensive income	Amount	As % of comprehensive income	Amount
Parent entity				
Aurum PropTech Limited	6%	(268)	20%	(1,344)
Subsidiary				
K2V2 Technologies Private Limited	(8%)	314	4%	(239)
Aurum Softwares and Solutions Private Limited	(1%)	22	0%	(3)
Liv Real Solutions Private Limited	0%	(5)	5%	(338)

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March, 2025		As at March, 2024	
	As % of comprehensive income	Amount	As % of comprehensive income	Amount
Monk Tech Labs Pte. Limited	4%	(153)	2%	(125)
Helloworld Technologies India Private Limited	24%	(1,015)	16%	(1,075)
Integrow Asset Management Private Limited	15%	(607)	7%	(473)
Aurum Analytica Private Limited	(15%)	624	1%	(78)
Monk Tech Venture Private Limited	0%	10	0%	8
Cuneate Services Private Limited	0%	(3)	0%	-
YieldWiseX Technologies Private Limited	11%	(465)	11%	(743)
NestAway Technologies Private Limited	28%	(1,165)	8%	(551)
Bonds Brain Technologies Private Limited	0%	(13)		
Imogentechno Delta Park Private Limited	(2%)	85	0%	(17)
Wisetechno Private Limited	(1%)	47	0%	(22)
	62%	(2,592)	75%	(5,000)
Non-controlling interest	19%	(790)	15%	(1,005)
Intercompany elimination and consolidation adjustments	19%	(770)	10%	(628)
Total	100%	(4,152)	100%	(6,633)

Share in Profit / (loss)

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March, 2025		As at March, 2024	
	As % of Profit/(Loss)	Amount	As % of Profit/(Loss)	Amount
Parent entity				
Aurum PropTech Limited	7%	(275)	20%	(1,339)
Subsidiary				
K2V2 Technologies Private Limited	(8%)	314	4%	(256)
Aurum Softwares and Solutions Private Limited	(1%)	22	0%	(3)
Aurum RealTech Services Private Limited	0%	(7)	5%	(338)
Monk Tech Labs Pte. Limited	4%	(152)	2%	(121)
Helloworld Technologies India Private Limited	24%	(1,009)	16%	(1,038)
Integrow Asset Management Private Limited	15%	(602)	7%	(473)
Aurum Analytica Private Limited	(16%)	646	1%	(69)
Monk Tech Venture Private Limited	0%	9	0%	8
Cuneate Services Private Limited	0%	(3)	0%	-
YieldWiseX Technologies Private Limited	11%	(471)	11%	(743)
NestAway Technologies Private Limited	28%	(1,155)	8%	(537)
Bonds Brain Technologies Private Limited	0%	(13)	0%	-

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March, 2025		As at March, 2024	
	As % of Profit/(Loss)	Amount	As % of Profit/(Loss)	Amount
Imogentechno Delta Park Private Limited	(2%)	85	0%	(17)
Wisetechno Private Limited	(1%)	47	0%	(22)
	62%	(2,567)	75%	(4,948)
Non-controlling interest	19%	(786)	15%	(1,020)
Intercompany elimination and consolidation adjustments	19%	(770)	10%	(627)
Total	100%	(4,123)	100%	(6,595)

Share in Other comprehensive income

(Amount in ₹ Lakhs, unless otherwise stated)				
Particulars	As at March, 2025		As at March, 2024	
	As % of OCI	Amount	As % of OCI	Amount
Parent entity				
Aurum PropTech Limited	(24%)	7	14%	(5)
Subsidiary				
K2V2 Technologies Private Limited	(3%)	1	(46%)	17
Aurum Softwares and Solutions Private Limited	0%	-	0%	-
Liv Real Solutions Private Limited	(8%)	2	0%	-
Monk Tech Labs Pte. Limited	2%	(1)	9%	(3)
Helloworld Technologies India Private Limited	19%	(6)	103%	(37)
Integrow Asset Management Private Limited	17%	(5)	0%	-
Aurum Analytica Private Limited	77%	(23)	25%	(9)
Monk Tech Venture Private Limited	(5%)	2	0%	-
Cuneate Services Private Limited	0%	-	0%	-
YieldWiseX Technologies Private Limited	(21%)	6	0%	-
NestAway Technologies Private Limited	33%	(10)	36%	(14)
Bonds Brain Technologies Private Limited	0%	-	0%	-
Imogentechno Delta Park Private Limited		-		
Wisetechno Private Limited		-	0%	-
	86%	(25)	141%	(52)
Non-controlling interest	14%	(4)	(41%)	15
Intercompany elimination and consolidation adjustments	0%	-	0%	-
Total	100%	(29)	100%	(37)

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)**Note 26. Additional regulatory information****i) Details of benami property held**

No proceedings have been initiated on or are pending against the group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

(ii) Wilful defaulter

The group has never been declared as wilful defaulter by any bank or financial institution or government or any government authority

(iii) Relationship with struck off companies

The group has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.

(iv) Registration of charges or satisfaction with registrar of companies

The group does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(v) Compliance with number of layers of companies

The group has complied with the number of layers prescribed under the Companies Act, 2013

(vi) Compliance with approved scheme(s) of arrangements

The group has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year

(vii) Utilisation of borrowed funds and share premium:

- A. The group has 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 group (ultimate beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- B. The group has 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 to or on behalf of the ultimate beneficiaries.

(viii) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

(ix) Details of crypto currency or virtual currency

The group has not traded or invested in crypto currency or virtual currency during the current or previous year.

(x) Title deed of immovable properties

The group does not hold any immovable property whose title deed is not in the name of group.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)**(xi) Valuation of property, plant and equipment and intangible asset**

The group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

(xii) The borrowings obtained by the group from banks and financial institutions have been applied for the purposes for which such loans were was taken.

Note 27. During the previous year, one of the subsidiary of the Company, NestAway Technologies Private Limited (NestAway) has entered into a share purchase agreement for sale of its entire shareholding in City Synapse Information Private Limited (CSIPL), Eukleia Technologies Private Limited (ETPL) and Nestassist Services Private Limited (Nestassist) (Subsidiaries). The sale has been completed during the month of March 2024 and sale consideration of ₹ 1.31 Lakhs has been received. Accordingly, the transactions of CSIPL, ETPL and Nestassist for the period from date of acquisition of NestAway till sale of subsidiaries have been included in the consolidated financial statement.

Note 28. During the previous year ended March 31, 2024, the Company has incorporated two entities viz. 1) Imogentchno Delta Park Private Limited (IML) and 2) Wisetchno Private Limited (WSL) with an objective of operating as a Special Purpose Vehicle (SPV) for its fractional ownership business. The Securities and Exchange Board of India ("SEBI"), vide notification dated on March 08, 2024, introduced a regulatory framework for the facilitation of Small and Medium Real Estate Investment Trusts ("SM REITs") by amending the SEBI (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations"), through SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2024 ("Amended REIT Regulations"), thereby, paving the way to make real estate investment more accessible to wider set of investors and to regulate and foster growth in Fractional Ownership investment. The framework has given time period of a total one year for the existing businesses under the model of fractional ownership to comply with the regulation. The management has obtained an independent legal opinion on the business model of the two SPVs and is compliant since the same was commenced before notification of the regulation. The Company has initiated the process of migration to Amended REIT Regulations to comply with the said regulations with new investors, coming in, IML and WSL has ceased to be subsidiaries of the Company w.e.f June 26, 2024 and Sep 28, 2024 respectively.

Note 29. The Board of Directors of the Company in its meeting held on September 10, 2024, approved the strategic realignment of its material subsidiary K2V2 Technologies Private Limited ("K2V2") to enhance focus on its core technology offerings and leverage its established scale. Based on the approval of the Boards of the Company and K2V2, during the current financial year, (i) the Company increased its stake in K2V2 to 81.27% from 44.44% for additional investment of ₹ 112.30 Lakhs (ii) K2V2 has sold its operations of the business units Beyond Walls and Kylas w.e.f. July 1, 2024. Accordingly, on and from the quarter starting July 1, 2024 the financial results of K2V2 comprise of assets in relation to Sell.do.

Note 30. During the quarter ended June 30, 2024, the Company had received ₹ 12,120 Lakhs towards first call of ₹ 30/- per share (comprising of ₹ 1.87/- towards face value and a premium of ₹ 28.13/- per Right Equity Share) on account of 4,03,99,270 no of shares and the trading of these partly paid shares were effective from May 07, 2024.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2025 (Contd.)

Note 31. The Code on Social Security, 2020

The Code on Social Security, 2020 ('code') relating to employee benefits during employment and post employment benefits received presidential assent in September 2020. The code has been published in the Gazette of India. However, the date on which the code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The group will assess the impact of the code when it comes into effect and will record any related impact in the period the code becomes effective.

Note 32. Events after the reporting period

No significant subsequent events have been observed which may require an adjustments to the financial statements.

Note 33. Previous year figures have been regrouped/ reclassified to confirm presentation as per Ind AS as required by Schedule III of the act.

Note 34. '0' denotes amount less than ₹ 0.5 Lakhs.

As per our report of even date
For Kirtane & Pandit LLP
Chartered Accountants
ICAI Firm Registration No.: 105215W/W100057

Suhrud Lele
Partner
Membership No.: 121162

Onkar Shetye
Executive Director
DIN - 06372831

Kunal Karan
Chief Financial Officer

For and on behalf of the Board of Directors of
Aurum PropTech Limited
CIN: L72300MH2013PLC244874

Vasant Gujarathi
Non-Executive and Independent Director
DIN - 06863505

Sonia Jain
Company Secretary
M. No. - A52138

Place: Navi Mumbai
Date: April 25, 2025

Place: Navi Mumbai
Date: April 25, 2025

Company Information

Board of Directors

Non-Executive Directors

Srirang Athalye
Ramashrya Yadav
Ashish Deora

Executive Whole-Time Director

Onkar Shetye

Non-Executive Independent Director

Vasant Gujarathi
Ajit Joshi
Padma Deosthali

Chief Financial Officer

Kunal Karan

Company Secretary & Compliance Officer

Sonia Jain

Committees

Audit Committee

Vasant Gujarathi, Chairman
Ajit Josh
Srirang Athalye

Nomination and Remuneration Committee

Ajit Joshi - Chairman
Srirang Athalye
Vasant Gujarathi

Corporate Social Responsibility Committee

Srirang Athalye - Chairman
Padma Deosthali
Ramashrya Yadav
Vasant Gujarathi

Investors' Grievances and Stakeholders' Relationship Committee

Ramashrya Yadav, Chairman
Ajit Joshi
Onkar Shetye

Registrar and Share Transfer Agent

KFin Technologies Limited,
Selenium Tower B, Plot 31 & 32,
Financial District, Nanakramguda,
Serilingampally Hyderabad,
Rangareddi, Telangana India -
500 032
Toll Free No: +1800 309 4001
E-mail: einward.ris@kfintech.com
Website: www.kfintech.com

Bankers

Axis Bank Limited
Bank of Baroda Limited
HDFC Bank Limited
ICICI Bank Limited

Statutory Auditors

M/s. Kirtane Pandit & Associates,
Chartered Accountants

Registered Office

Aurum Q1, Aurum Q Parc,
Thane Belapur Road, Navi Mumbai,
Thane, Maharashtra- 400 710 India
Tel: 022 6911 1800
E-mail: investors@aurumproptech.in
website: www.aurumproptech.in





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