

Date: 31.08.2026

Department of Corporate Services
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

BSE Scrip Code-523329

The Manager, Listing Department
The National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor, C - 1,
Block G, Bandra - Kurla Complex,
Bandra (E), Mumbai – 400051

NSE Symbol- ELDEHSG

Sub: Submission of Annual Report for the financial year 2025-2026, including Notice of 41st Annual General Meeting of the Company

Ref: Disclosure under Regulation 34(1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the SEBI Listing Regulations")

Dear Sir/ Madam,

In terms of Regulation 34(1) of the SEBI Listing Regulations, we hereby submit a copy of the Annual Report of the Company for the financial year 2025-2026, including Notice of 41st Annual General Meeting ("AGM") scheduled to be held on **Wednesday, September 23, 2026 at 3:30 P.M. (IST)**, through Video Conferencing / Other Audio Visual Means to transact the business as set out in the Notice convening the AGM.

The Annual Report of the Company for the financial year 2025-2026 including the Notice of 41st AGM is enclosed herewith and is also available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-and-industries-ltd/investor-relations/reports-and-presentations/annual-reports>

You are requested to take the above information on record and oblige.

Thanking you,

For Eldeco Housing and Industries Limited

**CHANDNI
VIJ**

Digitally signed by CHANDNI VIJ
DN: cn=IN, postalCode=226016, st=UTTAR PRADESH,
street=21271, SECTOR 21, LUCKNOW, 226016,
I=LUCKNOW, o=Personal,
serialNumber=740f260c4860dd16088d4c1b5f8ea53325
d3e968e31189a9c9e1c63ab7bc32,
pseudonym=29360bd1510747fd97b2298c67b64d11,
2.5.4.20=2ea419a59c17440637833fb338469ebd8f32e2
5d9f1e0100ee531954865906,
email=CHANDNI.VIJ@GMAIL.COM, cn=CHANDNI VIJ
Date: 2026.08.31 16:02:05 +05'30'

Chandni Vij
Company Secretary
Mem. No.: A46897

Eldeco Housing & Industries Ltd.

SCALE. SPEED. SOLIDITY.

ELDECO

Annual Report 2025-26



ELDECO HOUSING & INDUSTRIES LIMITED



INSIDE THE DOCUMENTS

01 Strategic Review



- 02 Scale. Speed. Solidity
- 04 Eldeco Group
- 06 History and Milestones
- 08 Scale, Speed and Solidity define FY26
- 10 From the CMD's Desk
- 12 Financial Highlights
- 14 Steady Performance

02 Statutory Reports



- 16 Management Discussion & Analysis
- 26 Corporate Information
- 27 Notice of Annual General Meeting
- 39 Directors' Report
- 61 Corporate Governance Report

03 Financial Statements



- 81 Standalone Financial Statements
- 168 Consolidated Financial Statements

Disclaimer

Certain statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. These forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labour relations. Eldeco Housing and Industries Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

FROM STRENGTH TO SCALE

Scale. Speed. Solidity.

For four decades, Eldeco Housing and Industries Limited has built its business on a clear proposition: that Lucknow's housing market rewards land discipline, diligent execution and an intimate understanding of local demand. FY26 is the year this proposition converted into visible scale. Booking value more than doubled to ₹743.9 crore, area booked crossed 10.8 lakh square feet, and the Company secured three large projects in Lucknow's prime growth corridors with cumulative GDV of nearly ₹2,000 crore. Together with the existing project portfolio, these additions strengthened Eldeco Housing and Industries Limited ("EHIL") medium-term development visibility.



What makes this **Scale** credible, rather than opportunistic, is its origin. It did not arrive through a single large transaction or an aggressive land bet. It arrived through the compounding of a franchise built project by project since 1985: Eldeco City, Eldeco Regalia, Eldeco Imperia and, most recently, Eldeco Solano Gardens, each an extension of the template before it, each adding to the Company's standing with the Lucknow Development Authority, its contractors and the homebuyers who have watched the group deliver across successive generations. The response to Solano Gardens, with 343 of 433 units sold and over ₹384 crore booked within days of launch, is a strong confirmation of Eldeco's brand value.

Scale of this kind means little without the operating **Speed** to convert it into delivered value, and FY26 demonstrated that capability as well. Eldeco Imperia Phase 2 received its completion certificate ahead of the committed customer schedule. Construction spend rose 14% to ₹177.7 crore during the year, expanding in step with the pipeline rather than ahead of it.

None of this scale or speed would be durable without the Balance Sheet **Discipline** that has always distinguished EHIL within its category. The business remains substantially self-funded with a comfortable mix of debt financing, insulating the business from interest rate cycles to a degree few developers of

comparable scale can claim. A final dividend of 450% i.e. ₹9/- per equity share, sustained through a year of heavy reinvestment in land and construction, is itself evidence of this discipline.

Scale, Speed and Solidity are not separate achievements for EHIL in FY26. They are one story told three ways: a franchise deep enough to be trusted with more land, an operating system fast enough to turn that land into cash flow, and a balance sheet sound enough to fund the entire cycle without diluting shareholders or over leveraging the Company.

Highlights of the Year

Collections

▲ **39%**
Collection Value of ₹ 352.1 crores

Booking Value

▲ **120%**
Booking Value of ₹ 743.9 crores

Construction Spend

▲ **14%**
Spent ₹ 177.7 crores on construction

Deliveries

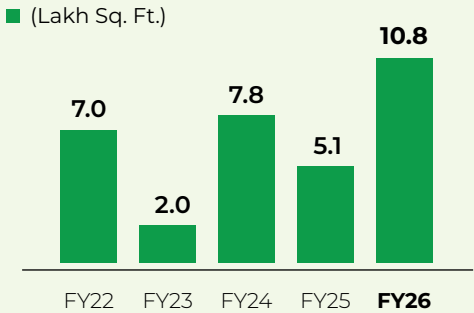
▲ **5%**
Delivered of 2.78 Lakhs Sq.ft. in FY26

▲ Y-o-Y growth

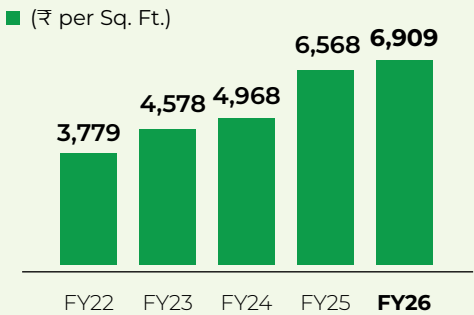
- All-time record Sales Bookings & Collections in FY26.
- Secured 3 prime land parcels adding ~₹2,000 Cr GDV to the growth pipeline.

Consolidated Operational Overview

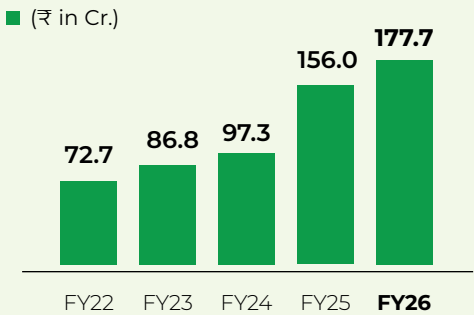
AREA BOOKED



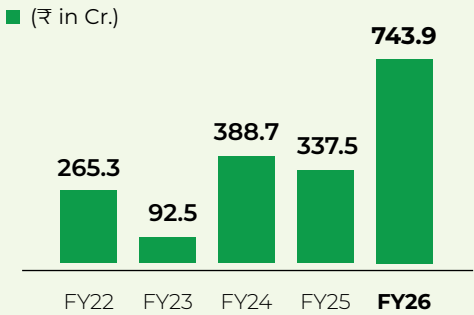
AVERAGE REALIZATION



VALUE OF CONSTRUCTION



VALUE OF AREA BOOKED



Eldeco Group

For over four decades, the Eldeco Group has been a trusted name in North India's real estate sector, playing a pivotal role in shaping urban landscapes across the region. Since its inception in 1985, the Group has delivered more than 200 landmark developments spanning integrated townships, residential communities, commercial complexes, shopping malls, and industrial parks, with a presence in more than 20 cities across India.

Eldeco's enduring success is built on experienced leadership, a skilled workforce, and a proven execution framework focused on delivering long-term value. By combining strong in-house expertise with the capabilities of leading architects, consultants, and contractors, the Group consistently develops projects that reflect superior quality, contemporary design, and operational excellence. This collaborative approach enables Eldeco to create thoughtfully planned developments tailored to the evolving needs of customers.

Our unwavering commitment to quality, timely delivery, and customer satisfaction has earned widespread recognition across the real estate industry. At the Group level, Eldeco has delivered over 30 million sq. ft. of real estate and earned the trust of more than 30,000 customers, making Eldeco synonymous with reliability, credibility, and excellence.

This legacy continues to guide the Group's focus on building enduring communities, creating exceptional spaces and contributing meaningfully to India's urban transformation.



ELDECO HOUSING AND INDUSTRIES LIMITED

Established in 1985, Eldeco Housing and Industries Limited ("EHIL") has been a driving force in Lucknow's real estate development for over four decades. Backed by a legacy of trust, execution excellence, and customer-centricity, the Company has delivered 69 landmark projects encompassing approximately 16.9 million square feet of residential, commercial, township, and mixed-use developments across the city. Today, EHIL stands as one of Lucknow's most respected real estate developers, recognised for its ability to create enduring value through quality construction, timely delivery, and prudent financial management.



Strengthening a Legacy of Sustainable Growth

FY26 was a milestone year for EHIL, marked by record sales bookings, robust collections, strategic land acquisitions, and continued expansion of its development pipeline. The Company recorded its highest-ever booking value of ₹743.9 crore, representing a growth of 120% year-on-year, while collections increased by 39% to ₹352.1 crore, reflecting strong demand as well as superior execution and cash conversion capabilities. During the year, EHIL also invested ₹177.7 crore towards construction activities and delivered over 2.78 lakh square feet of real estate to customers.

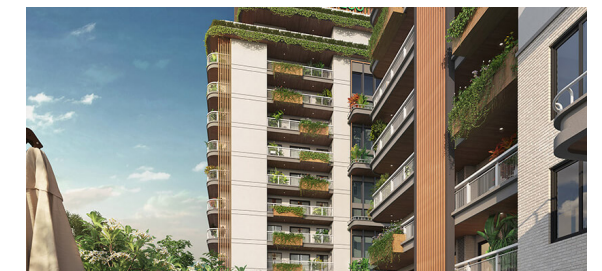


Creating Homes for Modern Aspirations

At EHIL, we believe that a home is more than a residential address; it is a space where aspirations take shape and communities flourish. This philosophy guides every stage of our development process, from project conceptualisation and design to construction and delivery.

Our residential developments are built around the principles of quality, functionality, and contemporary living. Thoughtfully planned layouts, premium specifications, landscaped open areas, and lifestyle-enhancing amenities are integrated to create living environments that meet the evolving expectations of modern homebuyers. Supported by leading architects, consultants, and engineering experts, each project reflects our enduring commitment to craftsmanship, safety, and customer satisfaction.

FY26 witnessed the successful launch of Eldeco Solano Gardens, which received an exceptional market response and further reinforced the strength of the Eldeco brand in Lucknow.



Delivering Communities with Lasting Value

Location selection remains a key pillar of EHIL's development strategy. The Company focuses on emerging and established micro-markets that benefit from strong infrastructure connectivity, expanding social infrastructure, and favourable urban growth trends. Lucknow continues to be among the fastest-growing Tier-II real estate markets in India, supported by rapid urbanisation, infrastructure investments, metro connectivity, educational institutions, and increasing economic activity.

Today, EHIL stands at the intersection of a trusted franchise, a growing development pipeline, and proven execution capabilities, providing a strong foundation for sustained value creation in the Lucknow real estate market.

CORPORATE TIMELINE – THE ELDECO GROWTH STORY ACROSS DECADES

History and Milestones

1975-1985

Foundation of the Eldeco Group by S.K. Garg and commencement of the Company's journey in real estate development.



1986-1995

Strengthened its position in the Uttar Pradesh real estate market under the leadership of O.P. Bajaj, laying the foundation for the Eldeco brand through quality developments and customer trust. The Company was listed on the Bombay Stock Exchange in Sep, 1990, establishing a platform for long-term growth.



1996-2005

Expanded operations across key markets including Lucknow and Kanpur. Pankaj Bajaj joined the Company, bringing a new phase of strategic growth and strengthening Eldeco's position as a leading regional developer.



2006-2015

Launched the landmark 133-acre Eldeco City township, one of Lucknow's most prominent residential developments. The decade was marked by large-scale project deliveries and growing brand recognition across North India.



2016-2022

Continued strengthening the Company's leadership position in Lucknow through successful project launches and deliveries. Achieved listing on the National Stock Exchange of India Limited in 2022 and recorded then-highest annual bookings of ₹265 crore and collections of ₹152 crore.

2023-2024

Entered a phase of accelerated growth, achieving record bookings of ₹388 crore and highest-ever area booked of 7.8 lakh sq. ft., reflecting strong demand and growing market leadership.

2025

Successfully launched Eldeco Trinity, the Company's ultra-luxury residential offering. Recorded highest-ever realization of ₹6,568 per sq. ft. and construction spend of ₹156 crore, highlighting increasing premiumisation and execution intensity.

2026

A landmark year in the Company's evolution. Achieved all-time high sales bookings of ₹743.9 crore and collections of ₹352.1 crore. Successfully launched Eldeco Solano Gardens and strengthened the development platform through the addition of three strategic land parcels with development potential of approximately ₹2,000 crore GDV.

STRATEGY

Scale, Speed and Solidity define FY26

Over four decades, EHIL has built a real estate franchise founded on trust, execution, excellence and financial discipline. FY26 highlighted the strength of this foundation, with the Company's operational and financial progress reflected through three defining pillars Scale, Speed and Solidity.



Scale - Expanding the Development Platform

For EHIL, scale is not measured by geographical expansion, but by the ability to execute multiple developments concurrently while maintaining operational efficiency, customer satisfaction, and prudent capital allocation.

FY26 reflected a meaningful step in this direction. The Company ended the year with five ongoing projects and secured three new land parcels in Lucknow's key growth corridors, adding approximately ₹2,000 crore of Gross Development Value (GDV) to the growth pipeline. Booking value reached a record ₹743.9 crore, growing 120% year-on-year, while area booked increased 109.5% to 10.77 lakh sq. ft., reflecting strong demand across projects and market segments.

The successful launch of Eldeco Solano Gardens emerged as a key milestone during the year, with approximately 5.11 lakh sq. ft. booked and booking value of ₹384.5 crore. Together with an expanding portfolio of ongoing and forthcoming developments, the Company operated a broader and more diversified project platform during FY26 than at any point in its history.



Speed - Converting Opportunities into Execution

A key differentiator for EHIL has been its ability to efficiently convert land acquisitions into development opportunities and translate project plans into customer bookings and completed developments.

During FY26, two of the three newly secured land parcels were acquired through development authority auctions, providing greater execution visibility and enabling faster progression towards project development. The Company also received the Completion Certificate for Eldeco Imperia Phase 2 during the year, further demonstrating its focus on timely execution and delivery readiness.

Construction expenditure increased by 14% year-on-year to ₹177.7 crore, supporting continued progress across ongoing projects. Simultaneously, collections grew by 39% to ₹352.1 crore, reflecting strong execution, improved cash conversion, and the ability to monetize developments effectively.

The combination of disciplined project execution, efficient approvals management, and timely delivery continues to support customer confidence and reinforces the Company's reputation for reliability in the Lucknow market.



Solidity - Growth Supported by Financial Discipline

While scale and speed drove operational performance during FY26, financial discipline continued to underpin the Company's growth strategy.

The Company reported total income of ₹175.7 crore, EBITDA of ₹41.5 crore and profit after tax of ₹24.3 crore during the year. Despite increased investments in construction and land aggregation, finance costs remained low, highlighting the largely self-funded nature of project execution and the strength of the Company's cash generation model.

Strong collections, prudent capital deployment, and a conservative approach to leverage allowed the Company to pursue growth opportunities while maintaining balance sheet stability. Reflecting confidence in its financial position and commitment to shareholder returns, the Board recommended a dividend of ₹9 per equity share translating to 450% of FV for FY26.

A Differentiated Development Model

Unlike many developers that pursue growth through geographic diversification, EHIL has focused on deepening its presence within a single market. Over four decades, this approach has enabled the Company to build strong local relationships, develop a nuanced understanding of customer preferences, and establish a reputation for quality and timely delivery. This market-focused strategy continues to support efficient execution, disciplined land acquisition, and prudent capital allocation across the development lifecycle.

From the CMD's Desk

Dear Shareholders,

FY26 was a milestone year for Eldeco Housing and Industries Limited, one in which the disciplined and patient approach the Company has followed since 1985 converted into a step change in scale. It gives me pleasure to report to you a year of record bookings, record collections and a meaningfully expanded growth pipeline, achieved without compromising the Balance Sheet principles that have defined this Company for four decades.



Macro environment

The global economy navigated a more challenging environment during the year, marked by geopolitical tensions, elevated energy prices, and moderating growth expectations. Despite these headwinds, India remained among the world's fastest-growing major economies, supported by resilient domestic demand and sustained public infrastructure investment. While inflationary pressures and global uncertainties persisted, the country's macroeconomic fundamentals continued to provide a stable backdrop for business activity and investment.

Industry outlook

In this environment, capable and reliable developers continued to gain favour with homebuyers, supported by strong end-user demand and ongoing urbanisation. A clear shift towards premium housing continued during the year, while infrastructure-led development and favourable demand-supply dynamics supported residential market growth. In this environment, developers with strong execution capabilities, established brands, and a proven track record continued to gain customer preference. Lucknow emerged as one of the Country's most

attractive regional markets, benefiting from strong absorption, rising property values, and supportive policy measures aimed at accelerating urban development.

FY26 business performance

Against this backdrop, EHIL delivered its strongest operating year. Booking value for FY26 stood at ₹743.9 crore, up 120% over the previous year, on area booked of 10.77 lakh square feet, more than double the prior year's figure. Collections rose nearly 39% to ₹352.1 crore, reflecting healthy conversion of bookings into cash flow. Total income for the

year stood at ₹175.7 crore, EBITDA at ₹41.5 crore and profit after tax at ₹24.3 crore, up 13% over the previous year. FY26 profitability included a one-time provision relating to GST input credit write-off and residual costs on earlier projects. The underlying operating performance of the business and the pipeline it has built remain unaffected by this item.

Operational review

The defining operational event of the year was the launch of Eldeco Solano Gardens, which received an exceptional response from the market where 343 of the 433 units launched were sold within days of launch, translating into bookings of over ₹384 crore in the launch phase alone. Solano Gardens extends a development template the group has refined since Eldeco City, combining plotted development, villas and, in later phases, group housing, and it validates our judgment that Lucknow's homebuyers continue to reward well-located, well-designed product backed by execution reliability.

Project pipeline

During the year, the Company added approximately ₹2,000 crore of gross development value through three new land parcels in key Lucknow growth corridors, two of them secured through Lucknow Development Authority auctions and the third along the Shaheed Path corridor. Together with unsold inventory in ongoing projects and the upcoming phases of Solano Gardens, a pipeline

we expect to monetise over the next five to seven years as projects move through design, approval and launch.

Execution progress and Financial Discipline

Construction spend for the year rose 14% to ₹177.7 crore, and the Company delivered 280 homes across 2.78 lakh square feet during FY26. The Company's capital structure remains one of its more distinctive features within the sector. Growth in FY26 was funded through prudent balance of customer advances, internal accruals and debt. Land for two of the three new parcels added during the year was secured through government auction, a route that avoids the extended capital lock in and price uncertainty associated with private land assembly.

Capital allocation

The Company committed capital to securing new land parcels and sustaining construction across five ongoing projects, while the Board recommended a final dividend of 450% i.e. ₹9/- per equity share, continuing the Company's uninterrupted dividend record since incorporation.

Future outlook

FY26 strengthened the Company's operating platform through strong execution across the project portfolio, improved cash conversion through construction milestones and handovers, and continued advancement of

its development pipeline. The successful launch of Solano Gardens, strong collections and the addition of strategic land parcels during the year reinforced the Company's commitment to disciplined capital allocation and balance sheet prudence.

Stakeholder appreciation

None of this would be possible without the continued trust of our homebuyers, many of whom have now purchased their second or third home from the Eldeco Group across successive projects, or without the sustained commitment of our employees, contractors and channel partners, who executed a year of unusually high activity without compromising on quality or timelines. I would also like to acknowledge our shareholders and lenders for their continued confidence in the Company.

Closing remarks

Eldeco Housing and Industries Limited concluded FY26 with a stronger and more diversified pipeline than at any point in its listed history, a franchise built patiently over four decades, and a capital structure designed to support growth with discipline.

Pankaj Bajaj,
Chairman & Managing Director,
Eldeco Housing & Industries Ltd.

Financial Highlights

Total Income

₹175.7 cr

EBITDA

₹41.5 cr

EBITDA Margin

23.6%

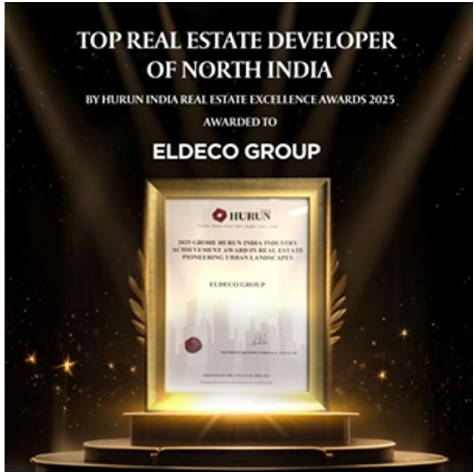
PAT

₹24.3 cr

PAT Margin

13.8%

APPRECIATION AND RECOGNITIONS



Eldeco is awarded as **Top Real Estate Development of North India** by Hurun India Real Estate Excellence Awards 2025



Eldeco awarded the '**Construction World Architecture & Builders (CWAB) Awards 2021**' in the category – '**India's Top Builders 2021 in the North**'



Eldeco awarded the Business Leadership Awards 2021' under the category '**Development of The Year (Residential)**'



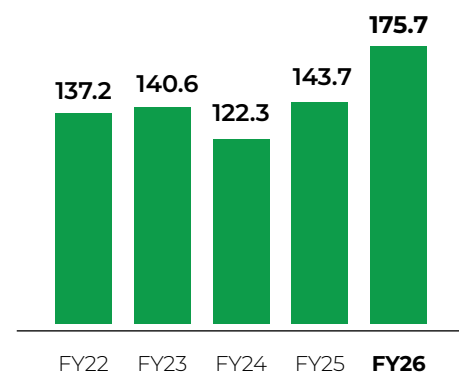
Eldeco awarded the '**Stalwarts of the North Delhi NCR**' for contribution towards strengthening the built environment

Steady Performance

CONSOLIDATED FINANCIAL OVERVIEW

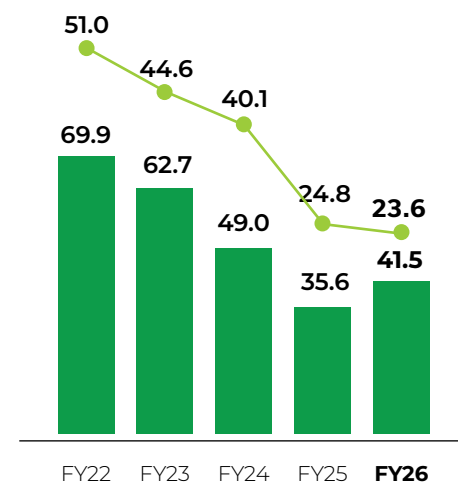
TOTAL INCOME

■ (₹ in Cr.)



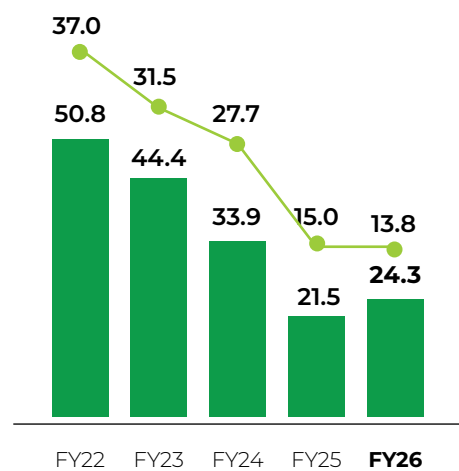
EBITDA & EBITDA MARGIN

■ (₹ in Cr.) — (In %)



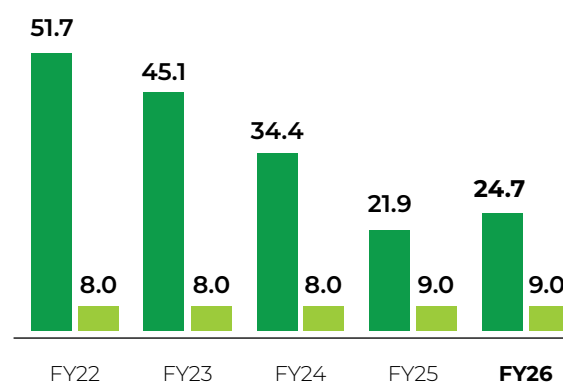
PAT & PAT MARGIN

■ (₹ in Cr.) — (In %)



EPS & DPS

■ (In ₹) ■ (In ₹)



HISTORICAL FINANCIAL PERFORMANCE (Consolidated)

(In ₹ Crores)					
Particulars	FY22	FY23	FY24	FY25	FY26
Revenue	126.9	129.1	112.7	133.9	164.9
Other income	10.3	11.5	9.6	9.8	10.8
Total Revenue	137.2	140.6	122.3	143.7	175.7
EBITDA	69.9	62.7	49.0	35.6	41.5
Depreciation	0.7	0.7	0.8	0.8	0.8
EBIT	69.2	62	48.2	34.8	37.5
Finance Cost	1.0	1.7	2.9	4.3	3.1
Profit Before Tax	68.2	60.3	45.3	30.5	37.5
Profit After Tax (PAT)	50.8	44.4	33.9	21.5	24.3
Equity Share Capital	1.96	1.96	1.96	1.96	1.96
Networth	308.0	344.5	370.6	384.2	399.6
Total Debt (including current maturities)	0.5	0.5	82.3	114.7	153.7
Current Liabilities	198.6	208.6	218.4	334.1	531.9
Cash and Cash Equivalents	131.6	141.6	102.5	122.7	253.3
Current Assets	447.3	479.7	587.9	730.1	1,034.3
Total Assets	515.7	557.3	674.7	821.7	1,053.2
Earning per Equity Share	51.7	46.1	34.4	21.9	24.7
Book value per Equity Share	313.2	350.4	376.9	390.7	406.4
Dividend per Equity Share	8.0	8.0	8.0	9.0	9.0
Equity Dividend (%)	400	400	400	450	450



Management Discussion and Analysis

ECONOMY OVERVIEW

Global Economy

The global economy entered 2026 with improving resilience, supported by steady consumption, technology-driven investment, and gradual easing of trade policy uncertainty. However, this momentum was disrupted by the outbreak of conflict in the Middle East during the early part of the year. As a result, global growth is expected to moderate, with the International Monetary Fund projecting global GDP growth of 3.1% in 2026, down from 3.4% in 2025, before recovering to 3.4% in 2027.

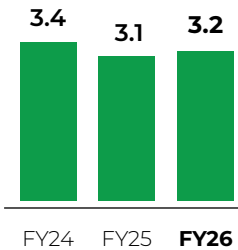
Global headline inflation is projected to rise to 4.7% in 2026, reversing the disinflation trend seen since early 2024, before easing to 3.9% in 2027. While advanced economies continue to experience relatively subdued growth, emerging market and developing economies, led by India, continue to outpace advanced economy growth, supported by resilient domestic demand and ongoing structural reforms. Overall, the global economic outlook remains positive but sensitive to geopolitical and macroeconomic developments.



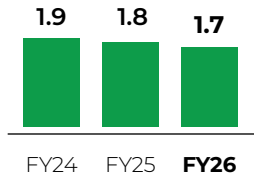
WORLD ECONOMIC OUTLOOK GROWTH PROJECTIONS

■ (Lakh Sq. Ft.)

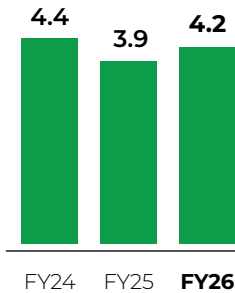
WORLD OUTPUT



ADVANCED ECONOMIES



EMERGING MARKET



Source: International Monetary Fund

Indian Economy

India continued to be among the world's fastest-growing major economies in FY26, demonstrating resilience despite a volatile global environment. Growth was supported by sustained government investment in infrastructure, increasing domestic demand, and a broadly supportive policy framework. As per the IMF report (April 2026), India's real GDP growth stood at 7.6% in 2025 and is expected to moderate to 6.5% in 2026 amid rising global uncertainties and cost pressures. During the year, the monetary policy environment became more supportive with inflation moderating and the Monetary Policy Committee reducing the repo rate by 100 basis points, while maintaining a neutral stance from June 2025.

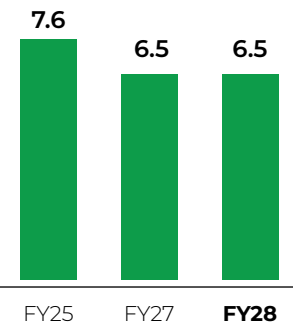
This is positive for investment-led sectors such as real estate, particularly residential development, as

lower interest rates improve housing affordability, support buyer sentiment, and ease financing conditions. Overall, these factors are expected to strengthen economic activity, reinforce investment momentum, and support India's position as a key driver of global growth.

Source: RBI report

INDIA'S REAL GDP PROJECTIONS

■ (%)



Source: International Monetary Fund (April 2026 Report)

MANAGEMENT DISCUSSION AND ANALYSIS

Indian Real Estate Market

The Indian real estate sector continued to demonstrate healthy momentum, supported by rising disposable income, urbanisation, infrastructure-driven development, and evolving consumer preferences. Within this environment, residential real estate continues to account for the largest share of overall sector activity, with demand supported by both end-user purchases and growing aspirations for home ownership. Mid-segment housing continued to account for a significant share of residential sales, contributing nearly 52% of total sales over the last four years. At the same time, premiumization emerged as a key trend, with rising demand for luxury and high-

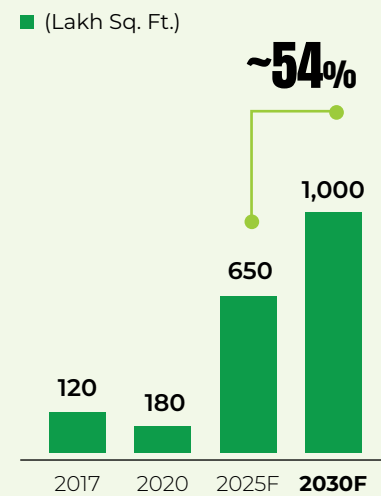
end homes driven by lifestyle upgrades, increasing NRI participation, and preference for premium living spaces.

With lower interest rates, improving connectivity, and rising per capita income levels, the sector remains well positioned for long-term growth. According to IBEF, the Indian real estate market is expected to grow by 54% to USD 1,000 billion by 2030.

Growing Income levels & employment opportunities is fuelling urbanisation & strengthening purchasing power, thereby improving the affordability of urban real estate.

Source: Indian Brand Equity Foundation (IBEF)

INDIA'S REAL ESTATE MARKET



Source: IBEF

Sales Trend

Residential real estate is entering a more mature phase, with sales remaining strong while buyer preferences become increasingly selective. Premium housing continues to witness healthy demand, supported by evolving lifestyle aspirations, while developers have largely maintained pricing discipline.

INDIAN MARKET SUMMARY



Source: Knight Frank Research

Indian Residential Real Estate Market

India's residential real estate market remained steady in 2025, transitioning from volume-led expansion to value-driven growth. The sector was increasingly characterized by rising ticket sizes, premiumization and stronger pricing power, even as overall housing sales moderated amid price inflation and macroeconomic uncertainties. During H1 CY2026, housing sales across the country's remained broadly stable at 171,471 units, reflecting consolidation rather than correction after four years of strong post-pandemic growth. Affordable housing supply has remained constrained relative to demand, pushing an increasing share of transaction value towards the premium and luxury segments. Additionally, Tier II cities, including Lucknow,

have been highlighted by industry research as gaining a growing share of national residential demand, driven by affordability, improving

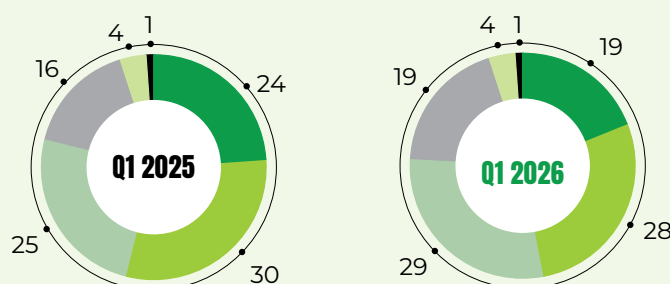
connectivity and accelerating infrastructure investments, supporting long-term sector growth prospects.

Source: Knight Frank Research

TICKET SIZE SPLIT COMPARISON OF SALES SHARE

(% share in total sales by value)

■ <5mn ■ 5-10mn ■ 10-20mn ■ 20-50mn ■ 50-100mn ■ >100mn



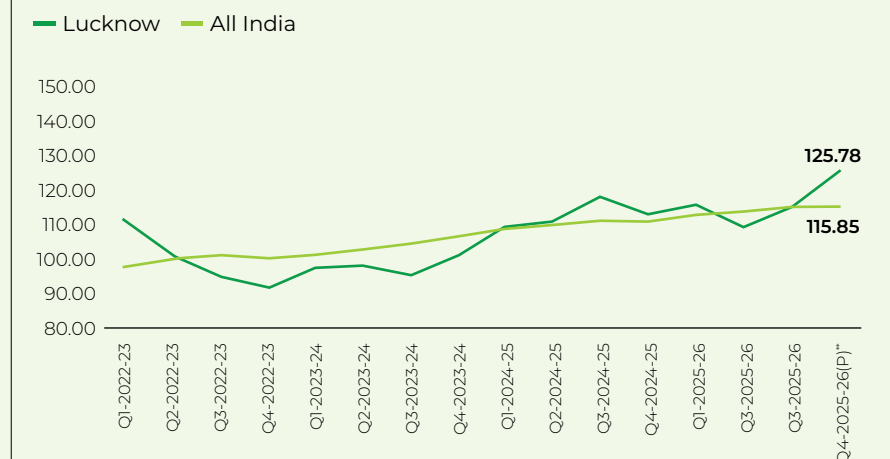
Source: Knight Frank Research

After muted growth between 2015 and 2019, residential prices rose by over 50% during 2019-24 and moderated to a sustainable ~8% growth in 2025. At the same time, the sales mix shifted towards larger ticket-size homes, indicating an increase in demand for premium housing.

House Price Index

Residential real estate prices continued to strengthen during FY26. The All-India House Price Index (HPI) increased from 110.00 in Q4FY25 to 115.85 in Q4FY26, indicating sustained demand & continued resilience across major residential real estate markets. Lucknow witnessed even stronger price appreciation, with its HPI rising from 100.00 to 125.78 during the same period, supported by improving infrastructure, rising homebuyer demand and limited quality supply. These trends underscore the city's emergence as a key growth market and provide a supportive backdrop for premium residential developments.

MOVEMENT OF HOUSE PRICE INDEX (HPI)



Note: *The base year of HPI has changed to 2022-23 from 2010-11
All India index is a weighted average of city indices, weights based on population proportion
*(P) implies Provisional

Source: Reserve Bank of India

MANAGEMENT DISCUSSION AND ANALYSIS

LUCKNOW - North India's Emerging Growth Hub & Real Estate Destination

Lucknow's residential real estate market has demonstrated a distinctive growth trajectory over the last five years, with housing demand consistently exceeding new supply, setting it apart from several larger and more mature metropolitan markets. According to Anarock Research, the city absorbed ~27,640 residential units between 2021 and 2025, average residential prices in Lucknow rose from ~₹3,890 per square foot in 2021 to ~₹6,380 per square foot in 2025, an increase of nearly 64%, with the sharpest gains recorded during the post pandemic recovery and steadier appreciation since. The ₹80 lakh to ₹1.5 crore price bracket accounted for the largest share of new launches over the period, reflecting Lucknow's positioning as an aspirational, primarily end user driven market rather than a speculative one. Infrastructure investment, including the ongoing second phase of the Lucknow Metro, the outer ring road, airport connectivity, expressway networks and the developing defence corridor, continues to expand the city's addressable growth corridors and has boosted investor confidence.

The Uttar Pradesh government's urban development policy, introduced in February 2026, liberalises floor area ratio norms and is intended to shorten project approval timelines, a change management believes will benefit established, well capitalised developers such as Eldeco Housing and Industries Limited disproportionately.

Source: Anarock Research, Report

Company Overview

Eldeco Housing and Industries Limited ("EHIL" or "The Company") is a prominent real estate developer in Uttar Pradesh since 1985. With a significant presence in the rapidly growing city of Lucknow, EHIL operates in both the segments, the horizontal township format and vertical group housing, with a focus on middle income segment. The Company has been growing steadily for the past 40 years, with an expertise in construction, development, promotion and sale of townships, residential and developed plots. EHIL's success is driven by its timely delivery of quality projects and exceptional customer service.

Furthermore, it integrates sustainability into its business plan by incorporating eco-friendly practices into a variety of projects, such as battery-operated E-Rickshaws for reduced carbon footprints, solar panels to increase energy efficiency and solar water heaters, ensuring unwavering commitment to both its customers and the environment. Over the years, EHIL has become a brand leader in real estate development in Lucknow.

Operational Performance

During FY26, the Company delivered its strongest operational performance to date, driven by record sales bookings, robust collections, continued construction progress, and strategic expansion of its development pipeline. The successful launch of Eldeco Solano Gardens, strong demand across ongoing projects, and disciplined execution enabled EHIL to achieve its highest-ever

booking value and collections during the year. Simultaneously, the Company strengthened its future growth platform by securing three strategic land parcels in Lucknow's key growth corridors, adding nearly ₹2,000 crore of Gross Development Value (GDV) to its pipeline.

The year witnessed the successful launch of Eldeco Solano Gardens, which recorded bookings of approximately 5.11 lakh sq. ft. with a booking value of ₹384.5 crore, reflecting strong market acceptance and reinforcing the Company's integrated township development strategy. In addition, ongoing projects such as Eldeco Latitude 27, Eldeco Trinity, Eldeco Hanging Gardens and Eldeco Skywalk continued to progress as planned, supported by steadily increasing construction activity.

The Company booked 10.77 lakh sq. ft. during FY26, more than double the previous year, while average realization improved to ₹6,909 per sq. ft., driven by a favourable product mix and growing demand for premium residential developments. During the year, EHIL delivered 2.78 lakh sq. ft. across 280 homes and received the Completion Certificate for Eldeco Imperia Phase 2, further strengthening its execution track record.

Total income for FY26 stood at ₹175.7 crore compared with ₹143.7 crore in FY25, reflecting growth of 22.3% year-on-year. The Lucknow residential real estate market continued to benefit from strong underlying demand, rising infrastructure investments, and increasing preference for quality developments, supporting both sales momentum and realization growth.



Key operational highlights of FY26:

- **Strengthening Growth Pipeline:** The Company secured three strategic land parcels during FY26, adding nearly ₹2,000 crore of GDV to its future development portfolio and enhancing long-term growth visibility.
- **Successful Project Launches:** Eldeco Solano Gardens received an exceptional response from homebuyers, recording bookings of approximately 5.11 lakh sq. ft. with a booking value of ₹384.5 crore.
- **Construction Progress:** Construction expenditure during FY26 stood at ₹177.7 crore, reflecting continued progress across the Company's project portfolio and a sustained focus on execution.
- **Record Sales Performance:** Area booked during FY26 stood at 10,76,654 sq. ft., while booking value reached a record ₹743.9 crore, representing growth of 110% and 120%, respectively, over FY25.
- **Improved Realizations:** Average realization increased to ₹6,909 per sq. ft. during FY26 compared to ₹6,568 per sq. ft. in FY25, supported by premium product offerings and strong market demand.
- **Robust Collections:** Collections during FY26 grew by 39% year-on-year to ₹352.1 crore, demonstrating strong customer demand and healthy cash conversion across projects.
- **Project Deliveries:** The Company delivered 280 homes covering 2.78 lakh sq. ft. during FY26 and received the Completion Certificate for Eldeco Imperia Phase 2, reinforcing its commitment to timely execution and customer satisfaction.

MANAGEMENT DISCUSSION AND ANALYSIS

On-Going Projects

Sr. No.	Ongoing Projects	Project Area (sq. ft.)	Saleable Area (sq. ft.)	Area Launched (sq. ft.)	Area Booked (sq. ft.)	Area Allotted to partner (sq. ft.)	Area Available (sq. ft.)	Value of Area Booked ₹ Cr.	Collection Received ₹ Cr.	Balance Pending ₹ Cr.	Expected Completion
1	Eldeco Latitude 27	1,53,767	5,16,712	5,16,712	3,76,514	45,013	95,185	194.9	123.8	71.1	Nov-27
2	Eldeco Trinity	1,34,987	5,13,880	3,76,666	2,23,206	-	2,90,674	182.6	77.5	105.1	May-28
3	Eldeco Hanging Gardens	1,00,788	2,72,332	2,72,332	2,48,210	-	24,122	163.8	43.2	120.6	Jun-28
4	Eldeco Skywalk	1,08,706	3,39,463	3,39,463	1,21,799	-	2,17,664	63.3	18.4	44.9	Jun-28
5	Eldeco Solano Gardens*	18,52,217	8,66,722	6,58,925	4,07,993	-	4,58,729	296.0	33.7	262.3	Jun-29
Total		23,50,465	25,09,109	21,64,098	13,77,722	45,103	10,86,374	900.6	296.6	604.0	

*Eldeco Solano Gardens: The above figures represent allotments made up to 31st Mar'26. However, actual booking numbers stand at 5,11,319 sq. ft. of area booked against a booking value of ₹384.50 crores.

EXISTING STRENGTHS AND FUTURE GROWTH

Market Leadership in Lucknow

- Trusted brand built over four decades with a strong track record of quality and timely delivery.
- Well-positioned in one of India's fastest-growing Tier-II real estate markets, supported by expanding infrastructure and strong housing demand.
- Strong presence across key residential corridors of Lucknow with a portfolio of premium residential, township, and mixed-use developments.

Scalable Execution Platform

- Proven execution capabilities developed through more than 40 years of operating experience in Uttar Pradesh.
- Ability to execute multiple large projects simultaneously while maintaining quality and delivery standards.

- Five ongoing projects, a growing development pipeline, and 69 completed projects delivered to date.
- Strong track record of construction execution, customer deliveries, and project monetization.

Prudent Financial Management

- Self-funded and debt-light business model supported by customer advances and internal accruals.
- Conservative capital structure and disciplined capital allocation approach.
- Strong collections, low finance costs, and the financial flexibility to support future growth initiatives.

Growth pipeline strengthened through strategic land acquisitions adding nearly ₹2,000 crore of GDV during FY26. Financial Highlights Consolidated

Financial Highlights (Consolidated)

(In ₹ Crores)			
Particulars (₹ in Cr)	FY26	FY25	YoY
Total Income	175.7	143.7	22.3%
EBITDA	41.5	35.6	16.5%
Finance Cost	3.1	4.3	(26.4%)
PBT	37.5	30.5	22.9%
PAT	24.3	21.5	12.9%
EBITDA Margin (%)	23.6%	24.8%	(117) bps
PBT Margin (%)	21.4%	21.2%	11 bps
PAT Margin (%)	13.8%	15.0%	(115) bps

- Total Income stood at ₹175.7 crore in FY26 compared to ₹143.7 crore in FY25.
- The EBITDA was ₹41.5 crore in FY26 compared to ₹35.6 crore in FY25. The EBITDA margin stood at 23.6% in FY26.
- The PAT (profit after tax) stood at ₹24.3 crore in FY26 compared to ₹21.5 crore in FY25. The PAT margin was 13.8% in FY26.
- The Board considered and recommended a final dividend for financial year ended March 31, 2026, of 450% i.e. ₹9/- per equity share of face value of ₹2/- each.

Details of Key Consolidated Financial Ratios during FY 26

Particulars	Consolidated		
	FY26	FY25	YoY
Debtor's Turnover (x)	143.7	57.6	149%
Inventory Turnover (x)	0.3	0.3	(0.6%)
Interest Coverage Ratio (x)	12.9	8.1	58.8%
Current Ratio (x)	1.9	2.2	(11.8%)
Debt Equity Ratio (x)	0.4	0.3	28.8%
Operating Profit Margin (%)	25.2%	26.6%	(140) Bps
Net Profit Margin (%)	14.7%	16.1%	(133) Bps
Return on Net Worth (%)	6.1%	5.6%	48 Bps

MANAGEMENT DISCUSSION AND ANALYSIS

Human Resources

Our employees are at the heart of everything we do. Their commitment, expertise, and ownership mindset drive our success and help us deliver lasting value. We continue to invest in building their technical and leadership capabilities through focused training and upskilling programmes. These efforts ensure our people are equipped to meet evolving business needs while staying true to our values and vision. As on March 31, 2026, the Company had 85 employees on the payroll out of which 33 employees have been rendering services for more than 5 years.

ENVIRONMENT, HEALTH AND SAFETY (EHS)

EHIL is committed to taking an appropriate approach to the health and safety management of its human assets. The Company adopts rational procedures and has adequate safety measures for all its workers at the construction site, thereby reducing worksite injuries. The Company also works towards employee wellbeing while ensuring diversity, zero discrimination, and other attributes essential to a healthy and beneficial working environment. EHIL puts great emphasis on a fraud-free and corruption-free work culture. The Company has various policies in place such as the Code of Conduct, Policy on Prevention of Sexual Harassment at Workplace, and Vigil Mechanism that ensure overall welfare of all the employees. The Company aims for continuous improvement in EHS performance by designing end-to-end business processes and requirements systematically and integrating them with Enterprise Resource Planning (ERP) to achieve overall sustainability.

QUALITY

EHIL is committed to best-in-class quality control processes and systems to attain maximum customer satisfaction. The Company undertakes the highest quality and timely delivery in all its projects. It has a capable and skilled project management team of engineers, site managers, associated employees, and a robust IT platform. The Company uses benchmarked technology tools to augment quality in planning, assurance, control, and improvement and strives to build a quality system for delivering defect free products to its customers.

INTERNAL CONTROL

EHIL has an adequate system of internal controls in place, commensurate with the size and nature of its business. Internal controls cover all fields across all financial and operating functions ranging from procurement of land to smooth execution of projects in time. The Company has also developed internal expertise to coordinate and monitor project development processes for various stages such as initiation, planning, designing, procurement/contracts, construction and finally closing out. It also ensures compliance across all corporate and project levels. EHIL's easy-to-use, on-demand solution, helps efficiently develop, deploy, verify, and monitor the ongoing effectiveness of internal controls. The Internal Controls at the Company provide sound assurance in the upkeep of proper accounting controls, monitoring operations, protecting assets from unauthorized use or losses, compliances with regulations, and guaranteeing the reliability of financial reporting.



Some significant features of the internal control systems are:

- Preparation of annual budgets for all operating and service functions and periodical review of the same.
- Regular internal audits and checks carried out by an internal audit team to ensure responsibilities are executed effectively and that the systems are adequate.
- Periodic reviews of important audit findings, accuracy of internal controls, compliance with Accounting Standards and the reasoning for changes in accounting policies and practices (if any).

The Audit Committee of the Board reviews the adequacy and effectiveness of the internal control systems and suggests improvements for strengthening them.

CAUTIONARY STATEMENT

Certain Statements found in the Management Discussion and Analysis may constitute "Forward-looking Statements" within the meaning of applicable securities laws and regulations. These forward-looking statements involve known and unknown risks, uncertainties and other factors that are difficult to predict, and which may cause our actual results, performance, or achievements to be different from any future results, performance and achievements expressed or implied by these statements. In accordance with the Code of Corporate Governance approved by the Securities and Exchange Board of India, shareholders and readers are cautioned that in the case of data and information external to the Company, no representation is made on its accuracy or comprehensiveness though the same are based on sources thought to be reliable. The Company does not undertake to make any announcement in case any of these forward-looking Statements become materially incorrect in future or any update made thereon.



Corporate Information

BOARD OF DIRECTORS

Pankaj Bajaj

Chairman cum Managing Director

Shrikant Jajodia

Non-Executive Director

Archana Tripathi

Non-Executive Director

Ajay Mehra

Non-Executive Independent Director

Pawan Kumar Dhawan

Non-Executive Independent Director

Harendra Kumar Jaggi

Non-Executive Independent Director

CHIEF FINANCIAL OFFICER

Kapil Saluja

COMPANY SECRETARY

Chandni Vij

AUDIT COMMITTEE

Pawan Kumar Dhawan (Chairman)

Pankaj Bajaj

Ajay Mehra

Harendra Kumar Jaggi

NOMINATION AND REMUNERATION COMMITTEE

Harendra Kumar Jaggi (Chairman)

Ajay Mehra

Pawan Kumar Dhawan

CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

Harendra Kumar Jaggi (Chairman)

Pankaj Bajaj

Shrikant Jajodia

STAKEHOLDERS RELATIONSHIP COMMITTEE

Ajay Mehra (Chairman)

Shrikant Jajodia

Pawan Kumar Dhawan

BANKERS

State Bank of India

Punjab National Bank

ICICI Bank

HDFC Bank

Axis Bank

STATUTORY AUDITORS

M/s Doogar & Associates

Chartered Accountants

13, Community Centre, East of Kailash

New Delhi - 110 065

REGISTRAR AND SHARE TRANSFER AGENT

Skyline Financial Services Private Limited

D-153A, 1st Floor, Okhla Industrial Area,

Phase-I, New Delhi - 110 020

Ph.: 011-40450193-97

STOCK EXCHANGES WHERE COMPANY IS LISTED

BSE Limited

Phiroze Jeejeebhoy Towers,

Dalal Street, Mumbai - 400 001

National Stock Exchange of India Limited

Exchange Plaza, C-1, Block G,

Bandra Kurla Complex,

Bandra (E), Mumbai - 400 051

REGISTERED OFFICE

Shop No. S-16, Second Floor,

Eldeco Station-1, Site No.-1,

Sector-12, Faridabad,

Haryana - 121007

CORPORATE OFFICE

Eldeco Corporate Chamber-1, 2nd Floor,

Vibhuti Khand (Opp. Mandi Parishad),

Gomti Nagar, Lucknow,

Uttar Pradesh - 226 010

DIVISIONS

- 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi - 110 025
- Virendra Smriti Complex, First Floor, 15/54-B, Civil Lines, Kanpur - 208 001

Notice of Annual General Meeting

NOTICE is hereby given that the 41st (Forty First) Annual General Meeting of the Members of **Eldeco Housing and Industries Limited ("the Company")** will be held on **Wednesday, September 23, 2026 at 3:30 P.M. (IST)** through Video Conferencing/Other Audio Visual Means, to transact the following businesses:

ORDINARY BUSINESS:

1. To receive, consider and adopt the (a) audited standalone financial statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board of Directors and the Auditors thereon; and (b) audited consolidated financial statements of the Company for the financial year ended March 31, 2026, together with the Report of the Auditors thereon and, in this regard, to consider and if thought fit, to pass the following resolutions as **Ordinary Resolutions**:

- a) **"RESOLVED THAT** the audited standalone financial statements of the Company for the financial year ended March 31, 2026 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 March 31, 2026 and the Reports of the Auditors thereon, as circulated to the Members, be and are hereby considered and adopted."

2. To declare final dividend of 450% i.e ₹ 9/- per equity share of face value of ₹ 2/- each for the financial year ended March 31, 2026 and, in this regard, to consider and if thought fit, to pass the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT dividend at the rate of ₹ 9/- (Rupees Nine only) per equity share of ₹ 2/- (Rupees Two only) each fully paid-up of the Company, as recommended by the Board of Directors, be and is hereby declared for the financial year ended March 31, 2026."

3. To appoint a Director in place of Mr. Shrikant Jajodia (DIN: 00602511), who retires by rotation as a Director and being eligible, offers himself for re-appointment and, in this regard, to consider and if thought fit, to pass 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. Shrikant Jajodia (DIN: 00602511), who retires by rotation at this meeting, be and is hereby appointed as a Director of the Company."

SPECIAL BUSINESS:

4. Ratification of remuneration of the Cost Auditors for the financial year ending March 31, 2027

To ratify the remuneration of the Cost Auditors for the financial year ending March 31, 2027 and, in this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force), the remuneration payable to M/s Paliwal & Associates, Cost Accountants (Firm Registration No. 000368), appointed by the Board of Directors of the Company as the Cost Auditors to conduct audit of the cost records of the Company for the financial year ending March 31, 2027, amounting to ₹ 1,00,000/- (Rupees One Lakh only) per annum (plus taxes as applicable and reimbursement of out-of-pocket expenses incurred, if any) be and is hereby ratified and confirmed.

RESOLVED FURTHER THAT the Board of Directors and/or the Company Secretary and/or the Chief Financial Officer of the Company, be and are hereby jointly and/or severally authorised to do all such acts, deeds, matters and things as maybe deemed proper, necessary or expedient including filing the requisite form and to take all such steps as may be required in this connection including seeking necessary approvals to give effect to this Resolution and to settle any questions, difficulties or doubts that may arise in this regard."

Registered Office:

Shop No. S-16, Second Floor,
Eldeco Station-1, Site No. -1,
Sector-12, Faridabad, Haryana-121007

Date: August 12, 2026

Place: New Delhi

By order of the Board of Directors
For Eldeco Housing and Industries Limited

Chandni Vij
Company Secretary
Mem. No.: A46897

Notes:

1. The Ministry of Corporate Affairs ("**MCA**") has allowed conducting the Annual General Meeting ("**AGM**") through Video Conferencing or Other Audio Visual Means ("**VC/OAVM**") and dispensed the personal presence of the Members at the AGM. Accordingly, MCA issued General Circular nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 02/2021 dated January 13, 2021, 2/2022 dated May 5, 2022, 10/2022 dated December 28, 2022, 09/2023 dated September 25, 2023, 09/2024 dated September 19, 2024 and the latest being 03/2025 dated September 22, 2025 ("**MCA Circulars**") and Circular no. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022, SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 5, 2023, SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated October 7, 2023 and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 03, 2024 issued by the Securities and Exchange Board of India ("**SEBI Circulars**") (hereinafter collectively referred to as "**the Circulars**"), prescribing the procedures and manner of conducting the AGM through VC/OVAM. The deemed venue of the ensuing AGM shall be the Registered Office of the Company.

In terms of the said Circulars, the 41st AGM of the Members of the Company is being held through VC/OAVM in compliance with the provisions of the Circulars, the Companies Act, 2013 ("**the Act**") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**the SEBI Listing Regulations**"). Hence, Members can attend and participate in the AGM through VC/OAVM only. The Central Depository Services (India) Limited ("**CDSL**") will be providing facility for voting through remote e-voting, for participation in the AGM through VC/OAVM and e-voting during the AGM. The detailed procedure is explained at Note No. 27 below and is available at the website of the Company at <https://eldecogroup.com/investor/eldecogroup-housing-and-industries-ltd/investor-relations/corporate-announcements/shareholders-notices-agm-and-egm-and-postal-ballot/annual-general-meeting>.

2. Pursuant to the provisions of the Act, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy, to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the abovementioned Circulars through VC/OAVM, physical

attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for this AGM and hence the proxy form and attendance slip are not annexed to the Notice of the AGM ("**Notice**").

3. Pursuant to the provisions of Section 113 of the Act, Body Corporates/Institutional/Corporate Members intending for their authorised representatives to attend the AGM are requested to send to the Company, a scanned copy (PDF/JPG format) of certified copy of the Board Resolution/Authority Letter authorising their representative to attend and vote on their behalf at the AGM, at chandni@eldecogroup.com with a copy marked to the Scrutinizer at rktandon42@gmail.com and also at helpdesk.evoting@cdslindia.com from their registered e-mail ID. Alternatively, they can also upload the Board Resolution/Authority Letter etc. by clicking on "Upload Board Resolution/Authority Letter" displayed under "e-voting" tab in their login.
4. Since this AGM will be held through VC/OAVM, the route map of the venue of the AGM is not annexed hereto.
5. The Explanatory Statement pursuant to the provisions of Section 102 of the Act setting out material facts and reasons relating to the special business mentioned under item no. 4 of the Notice is annexed hereto.
6. 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 Act.
7. In accordance with the Secretarial Standard-2 on General Meetings ("**SS-2**") issued by the Institute of Company Secretaries of India ("**ICSI**"), the proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company which shall be the deemed venue of the AGM. The deemed venue of the AGM of the Company shall be Shop no. S-16, Second Floor, Eldeco Station-1, Site No.-1, Sector-12, Faridabad, Haryana-121007.
8. The Register of Members and the Share Transfer books of the Company will remain closed from **Thursday, September 17, 2026 to Wednesday, September 23, 2026** (both days inclusive) for the purpose of AGM and determining the entitlement of the shareholders to the final dividend for the financial year ended March 31, 2026.

9. The Board of Directors has fixed **Wednesday, September 16, 2026** as the 'Record Date' for determining entitlement of Members to receive final dividend for the financial year ended March 31, 2026, if declared at the AGM.

10. In terms of the provisions of Section 152 of the Act, Mr. Shrikant Jajodia (DIN: 00602511), Director of the Company, retires by rotation at the ensuing AGM. The Nomination and Remuneration Committee and the Board of Directors of the Company have recommended his re-appointment. Mr. Jajodia is interested in the Ordinary Resolution set out at item no. 3 of the Notice with regard to his re-appointment. Save and except the above, none of the Directors/Key Managerial Personnel of the Company/their relatives are, in any way, concerned or interested, financially or otherwise, in the Ordinary Business set out under item no. 3 of the Notice.

Further, the relevant details pursuant to Regulation 36(3) of the SEBI Listing Regulations and SS-2 issued by the ICSI, in respect of the Director seeking appointment/re-appointment at the ensuing AGM are provided in **"Annexure-A"** attached to the Notice of the AGM.

11. The Dividend on Equity Shares, as recommended by the Board of Directors and if declared at the AGM, will be paid subject to deduction of Tax at source (**"TDS"**) within 30 days from the date of declaration at the ensuing AGM, as under:

- i) To all the beneficial owners in respect of shares held in dematerialised form as per the data made available by the National Securities Depository Limited (**"NSDL"**) and **CDSL**, (collectively **"Depositories"**), as at the close of business hours on **Wednesday, September 16, 2026**.
- ii) To all the Members in respect of shares held in physical form after giving effect to valid transmission or transposition requests lodged with the Company as at the close of business hours on **Wednesday, September 16, 2026**.

Pursuant to the Finance Act, 2020, dividend income is taxable in the hands of the Members w.e.f. April 1, 2020 and the Company is required to deduct TDS on payment of dividend at the prescribed rates in the Income Tax Act, 1961 (**"the IT Act"**). The Members are requested to refer to the Finance Act, 2020 and amendments thereof, for the prescribed rates for various categories. In general, to enable compliance with TDS requirements, Shareholders are requested to complete and/or update their residential status, permanent account number

(PAN), category as per the IT Act with their Depository Participant(s) (**"DPs"**), if shares are held in electronic form and the Company or Registrar & Share Transfer Agent, Skyline Financial Services Private Limited (**"RTA"**), if shares are held in physical form.

With effect from November 18, 2025, dividends shall be processed only in electronic mode, and payment through dividend warrants or cheques has been discontinued.

Payment shall be made subject to:

- Folio being KYC compliant, i.e., PAN, contact details including mobile no., email ID, bank account details and specimen signature are registered with the Company/RTA (for shareholders holding shares in physical form).
- Shareholders are requested to complete their KYC by writing to the Company's RTA, at admin@skylinerta.com.
- Updating of bank details with DPs (for shareholders holding shares in dematerialized form).

12. The Register of Directors' and Key Managerial Personnel and their Shareholding maintained under Section 170 of the Act, and the Register of Contracts or Arrangements, in which the Directors are interested, maintained under Section 189 of the Act, and all other documents referred to in the Notice and Explanatory Statement will be available for inspection through electronic mode by the Members during the AGM. Members seeking to inspect such documents can send an e-mail at chandni@eldecogroup.co.in.

13. In line with the said Circulars, the Notice of the AGM along with the Annual Report for the financial year ended March 31, 2026 is being sent only through electronic mode to those Members whose e-mail addresses are registered with the Company/RTA/Depositories/DPs.

Members may note that the Notice of the AGM along with Annual Report 2025-2026 has been uploaded on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/reports-and-presentations/annual-reports>, websites of Stock Exchanges i.e. BSE Limited (**"BSE"**) at www.bseindia.com and the National Stock Exchange of India Limited (**"NSE"**) at www.nseindia.com and also on the website of CSDL (agency for providing remote e-voting facility) at www.evotingindia.com and that of the RTA of the Company at www.skylinerta.com.

The physical copy of the Annual Report will be sent to the Members based on the specific request received at chandni@eldecohousing.co.in.

As per Regulation 36(1)(b) of the SEBI Listing Regulations, as amended, a letter containing the web-link, including the exact path, where complete details of the Annual Report are available, is being sent to all the Shareholders who have not registered their e-mail addresses with the Company/RTA/Depositories/DPs.

14. Members who have not registered their e-mail address are requested to update the same (i) for shares held in physical form – by submitting a request at admin@skylinerta.com and chandni@eldecohousing.co.in, along with scan copy of their share certificate (front and back), self-attested copy of PAN and Aadhar or any other proof of the residential address appearing in their folio; (ii) for shares held in demat mode - with the DPs with whom their demat account is maintained.

In light of the said Circulars, Members who have not registered their e-mail address may temporarily get their e-mail ID registered with the RTA by clicking on the link: <http://www.skylinerta.com/EmailReg.php> and following the registration process as guided thereafter.

Those Members who have already registered their e-mail address are requested to keep their e-mail addresses validated with their DPs/the Company/RTA to enable servicing of notices/documents/Annual Reports electronically to their e-mail address.

15. Members holding shares in electronic form are hereby informed that bank particulars registered against their respective depository accounts will be used by the Company for payment of dividend. The Company or its RTA cannot act on any request received directly from the Members holding shares in electronic form for any change of bank particulars or bank mandates. Such changes are to be advised only to the DP of the Members.

Members holding shares in physical form and desirous of either registering bank particulars or changing bank particulars already registered against their respective folios for payment of dividend are requested to write to the Company or its RTA.

16. Dividends, if not encashed for a consecutive period of 7 (seven) years from the date of transfer of unclaimed dividend to the Unpaid Dividend Account of the Company, are liable to be transferred to the Investor Education and Protection Fund ("IEPF"). Further, the shares in respect of which dividend has remained unclaimed for 7 (seven) consecutive years or

more are also liable to be transferred to the demat account of the IEPF Authority. In view of this, Members/claimants are requested to claim their unclaimed dividends from the Company, within the stipulated timeline.

The Company had, accordingly, transferred ₹ 3,57,312.50/- (Rupees Three Lakh Fifty-Seven Thousand Three Hundred Twelve and Fifty paise only) being the unpaid and unclaimed dividend amount in respect of dividend declared for the financial year 2017-2018 along with the underlying shares to the IEPF. The said details have also been uploaded on the website of the IEPF Authority.

The Members, whose unclaimed dividends and/or equity shares have been transferred to the IEPF, may contact the Company or RTA and submit the required documents for issuance of Entitlement Letter. The Members can attach the Entitlement Letter and other required documents and file Form IEPF-5 for claiming the dividend and/or shares available on www.iepf.gov.in.

The balance lying in the unpaid dividend account of the Company in respect of dividend declared for the financial year 2018-19 shall be transferred to the IEPF Authority within the prescribed timeline.

17. To prevent fraudulent transactions, Members are advised to exercise due diligence and notify to the Company/RTA, of any change in information as soon as possible. Members are also advised not to leave their demat account(s) dormant for a long period. Periodic statement of holdings should be obtained from the concerned DP and holdings should be verified.
18. Members are requested to intimate changes, if any, pertaining to their name, postal address, e-mail address, telephone/mobile numbers, PAN, mandates, choice of nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc. in the following manner:

a) **For shares held in electronic form:** to their respective DPs.

b) **For shares held in physical form:** to the Company/RTA in the prescribed **Form ISR-1** and other forms pursuant to SEBI Master Circular No. SEBI/HO/MIRSD/SECFATF/P/CIR/2023/169 dated October 12, 2023 read with SEBI Master Circular No. HO/38/13/(4)2026-MIRSDPOD/I/4298/2026 dated February 6, 2026.

The aforesaid forms can be downloaded from the website of the Company at <https://www.eldecogroup.com/investor/eldecogroup-housing-industries-ltd/investor-relations/corporate-announcements/shareholders-notices-agm-and-egm-and-postal-ballot/shareholder-information> or from the website of the Company's RTA at https://www.skylinerta.com/downloads_page.php.

19. In accordance with Regulation 40 of the SEBI Listing Regulations, as amended, requests for transfer, transmission and transposition of securities shall be effected only in dematerialised form. In view of the same and to eliminate all risks associated with physical shares and to avail various benefits of dematerialisation, Members are advised to dematerialise their shares held by them in physical form. Members can contact the Company/RTA, for assistance in this regard.

20. Members may please note that SEBI vide its Master Circular dated February 6, 2026 has mandated the listed Companies to issue securities in dematerialised 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 by submitting a duly filled and signed Form ISR -4, the format of which is available on the website of the Company at <https://www.eldecogroup.com/investor/eldecogroup-housing-and-industries-ltd/investor-relations/corporate-announcements/shareholders-notices-agm-and-egm-and-postal-ballot/shareholder-information> and on the website of the Company's RTA, at https://www.skylinerta.com/downloads_page.php. It may be noted that any service request can be processed only after the folio is KYC Compliant.

With effect from April 2, 2026, SEBI vide Master Circular No. HO/38/13/(4)2026-MIRSD-POD/I/4298/2026 dated February 6, 2026 has dispensed with the requirement of issuance of Letter of Confirmation (LOC) by the Company/RTA while processing service requests. Accordingly, securities will be credited directly to the shareholder's demat account upon submission of valid demat account details along with the latest Client Master List.

21. Members holding more than one physical folios in identical order of names are requested to submit Form ISR-4 along with requisite KYC documents and share certificates to the Company/RTA for consolidation of holdings in one folio. The consolidated shares will be issued in dematerialised form only.

22. As per the provisions of Section 72 of the Act, the facility for making nomination is available to the Members in respect of the shares held by them. Members holding shares in physical form who have not yet registered their nomination, are requested to register the same by submitting Form No. SH-13 with the RTA. If a Member desires to opt out or cancel the earlier nomination and record a fresh nomination, the Member may submit the same in Form ISR-3 or SH-14, as the case may be. Members holding shares in dematerialised form are requested to register their nomination details with their DPs. Further, all new Members are mandatorily required to provide the choice of nomination for their demat accounts (except for jointly held demat accounts).

The said forms can be downloaded from the website of the Company at <https://www.eldecogroup.com/investor/eldecogroup-housing-industries-ltd/investor-relations/corporate-announcements/shareholders-notices-agm-and-egm-and-postal-ballot/shareholder-information>.

23. In case of joint holders attending the AGM, 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 the cut-off date **Wednesday, September 16, 2026**, will be entitled to vote during the AGM.

24. SEBI vide Master Circular No. HO38/13/(4)2026-MIRSD-POD/4298/2026 dated February 6, 2026, as amended has established an online dispute resolution mechanism through the SMART ODR Portal for the investors to raise disputes arising in the Indian Securities Market.

After exhausting the options to resolve their grievances with the RTA/Company directly and through existing SCORES platform, the investors can initiate dispute resolution through the SMART ODR Portal. Link to access the portal is <https://smartodr.in/login>.

25. The Company has paid the Annual Listing Fees for the financial year 2026-2027 to BSE and NSE on which the Company's securities are presently listed.

26. Members seeking any information with regard to the Annual Financial Statements or any other matter to be placed at the ensuing AGM, are requested to write to the Company Secretary through e-mail at chandni@eldecogroup-housing.co.in at least 10 days before the AGM so as to enable the Company to suitably reply to such queries at the AGM or by e-mail.

27. Instructions for e-voting and attending the AGM through VC/OAVM are as follows:

- I. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management & Administration) Rules, 2014, as amended, Regulation 44 of the SEBI Listing Regulations, as amended, SEBI Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020, SS-2 and the said Circulars, the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the ensuing AGM. For this purpose, the Company has entered into an agreement with CDSL, as the authorised e-voting agency for facilitating voting through electronic means. The facility of casting votes by Members using remote e-voting as well as e-voting system on the date of the AGM will be provided by CDSL.
- II. The **remote e-voting** will commence on **Saturday, September 19, 2026 (9:00 A.M. IST)** and will **end on Tuesday, September 22, 2026 (5:00 P.M. IST)**. During this period, the Members of the Company, holding shares either in physical form or in dematerialised form, as on the cut-off date i.e. **Wednesday, September 16, 2026** may cast their vote electronically. The Members will not be able to cast their vote electronically beyond the date and time mentioned above and the remote e-voting module shall be disabled for voting by CDSL thereafter. Once the vote on a resolution is casted by the Member, the Member shall not be allowed to change it subsequently or cast the vote again.
- III. Members, who have casted their vote 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 on such resolutions again.
- IV. The voting rights of the Members shall be in proportion to their shares in the paid-up equity share capital of the Company as on the cut-off date i.e. **Wednesday, September 16, 2026**. A person who is not a member as on the cut-off date should treat this Notice for information purpose only.
- V. The Board has appointed M/s R K Tandon & Associates, Company Secretaries & Corporate Consultants represented by Mr. R.K. Tandon (Mem. No.: F672 & COP No.: 3556) as the Scrutinizer to scrutinize the remote e-voting process and e-voting at the AGM in a fair and transparent manner.

The Scrutinizer shall immediately after the conclusion of the AGM unblock the votes cast at the AGM and the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company. The Scrutinizer shall submit a consolidated Scrutinizer's Report of the total votes cast in favour or against, if any, not later than two working days after the conclusion of the AGM to the Chairman of the Company. The Chairman, or any other person authorised by the Chairman, shall declare the results of the voting forthwith. The resolutions will be deemed to be passed on the date of the AGM subject to receipt of the requisite number of votes in favour of the resolutions.

The results declared along with the consolidated Scrutinizer's Report shall be placed on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/corporate-announcements/outcomes-of-board-meetings-and-general-meetings/annual-general-meeting/> and on the website of CDSL at www.evotingindia.com immediately. The Company shall simultaneously forward the results of the voting to NSE & BSE, where the shares of the Company are listed.

- VI. Pursuant to SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020 and SEBI Master Circular no. HO/49/14/14(7) 2025-CFD-PoD2/I/3762/2026 dated January 30, 2026 on "e-voting facility provided by Listed Companies", e-voting process has been enabled to all the individual demat account holders, by way of single login credential, through their demat accounts/websites of Depositories/DPs in order to increase the efficiency of the voting process.

Individual demat account holders would be able to cast their vote without having to register again with the e-voting service provider, thereby not only facilitating seamless authentication but also ease and convenience of participating in the e-voting process. Shareholders are advised to update their mobile number and e-mail ID with their DPs in order to access e-voting facility.

A. INSTRUCTIONS FOR INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE FOR LOGGING IN FOR REMOTE E-VOTING AND JOINING THE AGM THROUGH VC/OAVM ARE AS UNDER:

Type of Shareholders	Login Method
Individual Shareholders holding securities in Demat mode with CDSL Depository	(1) Users who have opted for CDSL's 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 are requested to login to Easi/Easiest through the website of CDSL www.cdslindia.com and click on "Login" icon and select "My Easi New (Token)" tab. (2) After successful login, the Easi/Easiest user will be able to see the e-voting option for eligible Companies where the e-voting is in progress as per the information provided by the Company. On clicking the e-voting option, the user will be able to see e-voting page of the e-voting service provider for casting their vote during the remote e-voting period or joining the AGM & voting during the AGM. Additionally, there are also links provided to access the system of all the e-voting Service Providers i.e. CDSL/NSDL/KARVY/LINKINTIME, 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 where the user has to click on "Login" icon and then on "My Easi New (Token)" and then proceed for the registration. (4) Alternatively, the user can directly access e-voting page by providing Demat Account Number and PAN from e-voting link available on www.cdslindia.com home page or click on https://evoting.cdslindia.com/Evoting/EvotingLogin. The system will authenticate the user by sending OTP on the registered mobile no. & e-mail ID as recorded in the Demat Account. After successful authentication, user will be able to see the e-voting option where the e-voting is in progress and also be able to directly access the system of all e-voting service providers.
Individual Shareholders holding securities in demat mode with NSDL Depository	(1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL https://eservices.nsdl.com either on a personal computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under "IDeAS" section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-voting 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 name and you will be re-directed to e-voting service provider website for casting your vote during the remote e-voting period or joining the AGM & voting during the AGM. (2) If the user is 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. (3) Alternatively, visit the e-voting website of NSDL 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 "Login" icon 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 held 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 name and you will be redirected to e-voting service provider website for casting your vote during the remote e-voting period or joining the AGM & voting during the AGM.

A. INSTRUCTIONS FOR INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE FOR LOGGING IN FOR REMOTE E-VOTING AND JOINING THE AGM THROUGH VC/OAVM ARE AS UNDER: (Contd.)

Type of Shareholders	Login Method
	(4) For OTP based login, you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp . You will have to enter your 8 character DP ID, 8 digit Client ID, PAN verification code and generate OTP. Enter the OTP received on registered e-mail 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 name and you will be re-directed to e-voting service provider website for casting your vote during the remote e-voting period or joining the AGM & voting during the AGM.
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. After successful login, you will be able to see e-voting option. Once you 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 name and you will be redirected to e-voting service provider website for casting your vote during the remote e-voting period or joining the AGM & voting during the AGM.

Note: Members who are unable to retrieve User ID/Password are advised to use 'Forget User ID/Forget Password' option available at abovementioned websites.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
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.
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.co.in or contact at: 022-4886 7000 and 022-2499 7000.

B. INSTRUCTIONS FOR NON-INDIVIDUAL SHAREHOLDERS AND SHAREHOLDERS HOLDING SECURITIES IN PHYSICAL MODE FOR LOGGING IN FOR E-VOTING AND JOINING THE AGM THROUGH VC/OAVM ARE AS UNDER:

- i) The Members should log on to the e-voting website www.evotingindia.com.
- ii) Click on "Shareholders/Members" Tab.
- iii) Now enter your User ID:
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Members holding shares in physical form should enter Folio Number registered with the Company.
- iv) Next enter the Image Verification as displayed and click on login.
- v) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any Company, then your existing password is to be used.

vi) If you are a first time user, follow the steps given below:

PAN	Enter your 10 digit alpha-numeric PAN issued by Income Tax Department (Applicable for both demat Members as well as physical Members)
	Members who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number in the PAN field sent by the Company/RTA or contact Company/RTA for the same.
Dividend Bank Details or Date of Birth (DOB)	Enter the Dividend Bank details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the Company records in order to login.
	If both the details are not recorded with the depository or Company, please enter the member ID/folio number in the Dividend Bank details field as mentioned in instruction (iii) above.

- vii) After entering these details appropriately, click on "SUBMIT" tab.
- viii) Members holding shares in physical form will then directly reach the Company selection screen. However, Members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other Company on which they are eligible to vote, provided that Company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- ix) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- x) Click on the EVSN for **'Eldeco Housing and Industries Limited'**.
- xi) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- xii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- xiii) After selecting the resolution you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- xiv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- xv) You can also take a print of the voting done by you, by clicking on "Click here to print" option on the voting page.
- xvi) If Demat account holder has forgotten the login password then enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- xvii) Note for Non-Individual Members & Custodians:
- Non-Individual Members (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the "Corporates" module.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be e-mailed to helpdesk.evoting@cdslindia.com.
 - After receiving the login details, a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
 - The list of accounts linked in the login will be mapped automatically and can be delinked in case of any wrong mapping.
 - It is mandatory that a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
 - Alternatively, non-individual Members are mandatorily required to send the relevant Board Resolution/Authority letter etc., together with attested specimen signature of the duly authorised signatory who is authorised to vote, to the Scrutinizer at rkandon42@gmail.com and to the Company at chandni@eldechousing.co.in,

if they have voted from individual tab & not uploaded the same in the CDSL e-voting system for the scrutinizer to verify the same.

C. INSTRUCTIONS FOR MEMBERS ATTENDING THE AGM THROUGH VC/OAVM AND E-VOTING DURING THE AGM ARE AS UNDER:

- (i) The procedure for attending AGM through VC/OAVM and e-voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
- (ii) The link for VC/OAVM to attend AGM will be available where the EVSN of the Company will be displayed after successful login as per the instructions mentioned above for remote e-voting. The VC/OVAM shall be handled by our RTA.
- (iii) The Members who have casted their votes by remote e-voting prior to AGM will be eligible to attend the AGM. However, they will not be entitled to cast their vote again at the AGM.
- (iv) Only those Members, who are 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 which shall be available during the AGM.
- (v) If any votes are casted by the Members through the e-voting available during the AGM and if the same Member has not participated in the meeting through VC/OAVM, then the votes casted by such Members shall be considered invalid as the facility of e-voting during the AGM is available only to the members attending the AGM.
- (vi) Facility of joining the AGM through VC/OAVM shall be opened 30 minutes before the time scheduled for the AGM. The facility will be available for Members on first come first served basis.
- (vii) Members are encouraged to join the AGM through Laptops/I-Pads. Participants connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Visual 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 glitches. For better experience, we recommend that you join the session with high-speed wired internet connectivity. This prevents Wi-Fi dropouts and speed issues.
- (viii) Members who would like to express their views/ask questions during the AGM may register

themselves as a speaker by sending their request along with their queries in advance mentioning their name, demat account number/folio number, e-mail ID, mobile number at chandni@eldecohousing.co.in. Only those speaker registration requests received till 5:00 P.M. (IST) on Saturday, September 12, 2026 will be considered and responded to during the AGM. **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 questions and number of speakers, as appropriate for smooth conduct of the AGM.

- (ix) Members can post questions through Q&A feature available in the VC/OAVM. Members can exercise these options once the floor is open for member queries.
- (x) Members who need assistance before or during the AGM can contact RTA at admin@skylinerta.com or call at 011-40450193-197.

D. PROCESS FOR THOSE MEMBERS WHOSE E-MAIL ADDRESSES/MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY/DEPOSITORIES FOR OBTAINING LOGIN CREDENTIALS FOR E-VOTING FOR THE RESOLUTIONS PROPOSED IN THIS NOTICE:

- (i) **For shares held in physical form-** Please provide necessary details like Folio No., name of member, scanned copy of the share certificate (front and back), self-attested scanned copy of PAN card and AADHAR card by e-mail to Company at chandni@eldecohousing.co.in or RTA at admin@skylinerta.com.
- (ii) **For shares held in dematerialised form-** Please update your e-mail ID & mobile no. with your respective DP.
- (iii) **For Individual Demat shareholders –** Please update your e-mail ID & mobile no. with your respective DP which is mandatory while e-voting and joining AGM through Depositories.

If you have any queries or issues regarding attending AGM & e-voting from the CDSL e-voting system, you can write an e-mail to helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 21 09911.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, CDSL, A Wing, 25th Floor, Marathon Futorex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an e-mail to helpdesk.evoting@cdslindia.com or call on toll free no. 1800 21 09911.

Explanatory Statement

As required under Section 102 of the Act, the following explanatory statement sets out all material facts relating to the special business mentioned under item no. 4 of the accompanying Notice:

ITEM NO. 4

In pursuance of Section 148 of the Act and Rule 14 of the Companies (Audit and Auditors) Rules, 2014 read with Companies (Cost Records and Audit) Rules, 2014, the Board of Directors of the Company, upon recommendation by the Audit Committee, is required to appoint an individual who is a Cost Accountant in practice or a firm of Cost Accountants in practice, as the Cost Auditor of the Company. The remuneration of the cost auditor is required to be recommended by the Audit Committee, approved by the Board of Directors and ratified by the Members.

On the recommendation of the Audit Committee, the Board of Directors has considered and approved the appointment of M/s Paliwal & Associates, Cost Accountants (Firm Registration no. 000368) as the Cost Auditors of the Company to conduct audit of cost records maintained by the Company for the financial year 2026-2027, at a remuneration of ₹ 1,00,000/- (Rupees One Lakh only) per annum plus taxes as applicable and reimbursement of the out-of-pocket expenses, if any.

The Board of Directors, based on the recommendation of the Audit Committee, propose the ratification of the remuneration payable to M/s Paliwal & Associates, as the Cost Auditors of the Company for the financial year ending March 31, 2027.

M/s Paliwal & Associates, Cost Accountants have confirmed that they hold a valid certificate of practice under Section 6(1) of the Cost and Works Accountants Act, 1959 and are free from any disqualifications specified under the provisions of the Act. They have a vast experience in the field of cost audit and have conducted the audit of the cost records of the Company for the previous years also under the provisions of the Act.

In accordance with the provisions of Section 148(3) of the Act, read with the relevant Rules, the remuneration payable to Cost Auditors is required to be ratified by the shareholders of the Company.

Accordingly, the consent of the shareholders is sought for ratification of the remuneration payable to the Cost Auditors.

None of the Directors, Key Managerial Personnel, or their relatives, are in anyway, concerned or interested financially or otherwise, in the proposed Resolution set out at item no. 4 of the Notice.

The Board recommends the Resolution at item no. 4 of the accompanying Notice for ratification by the Members of the Company.

“Annexure-A”

DETAILS OF DIRECTORS SEEKING APPOINTMENT/RE-APPOINTMENT AT THE ANNUAL GENERAL MEETING

(Pursuant to Regulation 36(3) of the SEBI Listing Regulations and SS -2 on General Meetings)

Name of the Director	Mr. Shrikant Jajodia
DIN	00602511
Date of Birth	22/12/1963
Age	About 62 years
Father's Name	Shri Purushottam Brijmohandas Jajodia
Date of Appointment	01/10/2013
Designation/Category of Directorship	Non-Executive Non-Independent Director
Experience/Expertise in specific functional areas	22 years of experience in Real Estate Industry and more than 14 years of experience in Multinational and FMCG Companies at Senior Management level.
Qualification (s)	Holds a Master's Degree in Management from Boston University
Disclosure of relationships between Directors inter-se	NA
Directorship held in other Companies as on March 31, 2026 including listed Companies	➤ S.K. Garg Constructions Private Limited ➤ Ecoeski Developers Private Limited ➤ Eldeco Infrastructure and Properties Limited
Membership/Chairmanship of Committee of the Board of other Companies on which he/she is a Director as on March 31, 2026	➤ Eldeco Infrastructure and Properties Limited: • CSR Committee - Chairman • Risk Management Committee - Member
Shareholding in the Company, including shareholdings as a beneficial owner	Nil
Terms and conditions of appointment/re-appointment	Re-appointment pursuant to retirement by rotation.
Remuneration proposed to be paid	NA
Remuneration last drawn	Sitting fees of ₹ 20,000 per Board Meeting
Relationship with other Directors & Key Managerial Personnel of the Company	-
No. of Board Meetings held/attended during the FY 2025-2026	5/5

Directors' Report

To
The Members,
Eldeco Housing and Industries Limited

The Board is pleased to present the 41st Annual Report of Eldeco Housing and Industries Limited (**"the Company"**) on the business and operations of the Company together with the audited financial statements (standalone & consolidated) for the financial year ended March 31, 2026.

FINANCIAL RESULTS

The summary of the Company's financial performance, both on standalone & consolidated basis, for the financial year ended March 31, 2026 as compared to the previous financial year ended March 31, 2025 is given below:

Particulars	(Amt. in Lakhs)			
	Standalone		Consolidated	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Revenue from Operations	15,354.07	12,079.62	16,492.87	13,394.14
Other Income	899.04	766.08	1,078.83	975.50
Total Income	16,253.10	12,845.71	17,571.70	14,369.63
Expenses				
Cost of material consumed, construction and other related project cost	13,104.32	9,332.92	19,760.17	18,343.22
Changes in inventories of finished goods, project in progress	(6,948.71)	(3,310.46)	(12,421.87)	(11,014.26)
Employee benefit expense	1,462.08	1,086.81	1,462.08	1,086.81
Finance cost	313.54	427.63	314.83	427.78
Depreciation and amortisation expense	83.22	82.64	84.75	83.78
Other expenses	3,811.42	1,784.78	4,619.20	2,389.58
Total Expenses	11,825.88	9,404.33	13,819.15	11,316.91
Profit/(Loss) before Tax	4,427.23	3,441.37	3,752.55	3,052.73
Tax Expenses				
Current Tax	1,133.40	897.96	1,143.21	928.08
Deferred Tax	(25.44)	(26.52)	(26.17)	(26.46)
Earlier year Taxes	209.21	-	207.21	0.27
Total Tax Expenses	1,317.17	871.43	1,324.24	901.89
Profit/(Loss) for the period	3,110.06	2,569.94	2,428.31	2,150.84
Total Comprehensive Income for the year	3,110.68	2,566.41	2,428.94	2,147.31

Note: The above figures are extracted from the audited standalone and consolidated financial statements of the Company prepared in accordance with the Indian Accounting Standards (**"IND AS"**).

FINANCIAL PERFORMANCE

Consolidated Financials

During the year under review, the Company's consolidated total revenue stood at ₹ 17,571.70 lakhs including other income of ₹ 1,078.83 lakhs as compared to total revenue of ₹ 14,369.63 lakhs including other income of ₹ 975.50 lakhs during the previous financial year ended March 31, 2025.

As at March 31, 2026, profit after tax stood at ₹ 2,428.31 lakhs as compared to the profit of the previous financial year ended March 31, 2025, amounting to ₹ 2,150.84 lakhs.

Standalone Financials

During the year under review, on standalone basis, the total revenue stood at ₹ 16,253.10 lakhs including other income of ₹ 899.04 lakhs as compared to total revenue of ₹ 12,845.71 lakhs including other income of ₹ 766.08 lakhs during the previous financial year ended March 31, 2025.

As at March 31, 2026, profit after tax stood at ₹ 3,110.06 lakhs as compared to the profit of the previous financial year ended March 31, 2025 amounting to ₹ 2,569.94 lakhs.

The operational performance of the Company has been comprehensively covered in the Management Discussion and Analysis Report.

DIVIDEND

Taking into consideration the performance of the Company and in recognition of the trust in the management by the members of the Company, the Board of Directors at its meeting held on May 25, 2026 have considered and recommended a final dividend @ 450% i.e. ₹ 9/- per equity share of the face value of ₹ 2/- each for the financial year ended March 31, 2026 subject to the approval of the members at the ensuing Annual General Meeting ("AGM") of the Company.

The final dividend, subject to the approval of the members at the ensuing AGM scheduled to be held on **Wednesday, September 23, 2026** will be paid within 30 (thirty) days of the AGM to those members whose names appear in the Register of Members as on the **Record date i.e. Wednesday, September 16, 2026** and in respect of shares held in dematerialised form, it shall be paid to the members whose names are furnished by National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL"), as beneficial owners as on that date.

In view of the changes made under the Income Tax Act, 1961 ("IT Act"), by the Finance Act, 2020, dividends paid or distributed by the Company is taxable in the hands of the shareholders. The Company shall, accordingly, make payment of final dividend after deduction of tax at source ("TDS") at the prescribed rates as per the IT Act.

The Company has written to the members holding shares in physical form requesting them to furnish details regarding their PAN and also their bank account details for payment of dividend through electronic mode. Those shareholders who are yet to respond to the Company's request in this regard are once again requested to take action in the matter at the earliest.

For enabling payment of dividend in future through electronic mode, members holding shares in physical form are requested to furnish updated particulars of their bank account to the Company or our Registrar & Share Transfer Agent, Skyline Financial Services Private Limited ("RTA"). Beneficial owners holding shares in electronic form are requested to furnish their bank account details to their respective Depository Participant ("DP") and ensure that such changes are recorded by them correctly.

BOARD EVALUATION

Pursuant to the provisions of Section 134(3) (p) of the Companies Act, 2013 ("the Act") and Regulation 17(10) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the SEBI Listing Regulations"), the Board of Directors has carried out an annual evaluation of its own performance, board committees and individual directors. The criteria is broadly based on the Guidance Note on Board Evaluation issued by the SEBI.

The Company has a structured assessment process, wherein the Nomination and Remuneration Committee ("NRC") of the Company has laid down the process for an effective manner of performance evaluation of the Board, its Committees and the Directors, including the Chairman.

The performance of the Board was evaluated by the Board after seeking inputs from all the directors on the basis of criteria, such as, Board composition and structure, effectiveness of board processes and procedures, information and functioning, etc.

The performance of the Committees were evaluated by the Board after seeking inputs from the Committee Members on the basis of criteria, such as, composition of committees, effectiveness of committee meetings, etc.

The performance of Individual Directors was evaluated on parameters as defined by the Board and the NRC, *inter-alia*, such as regularity, preparatory, participation at the Board meetings, timely execution of action items, recommendations and their periodic update to the Board, effective and successful relationships and communication with fellow Board members and senior management, quality and value of their contributions at Board meetings, adherence to the Company's policies and resolutions, devoting time and effort to understand the Company and its business, etc.

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

The overall outcome of the Board evaluation process was positive and the Directors expressed satisfaction with the performance and effectiveness of the Board, its Committees and Individual Directors.

MATERIAL CHANGES AND COMMITMENT

The Company has received order from the Regional Director, Northern Region, Ministry of Corporate Affairs, New Delhi dated August 8, 2024 in respect of shifting of the registered office of the Company from the State of Uttar Pradesh to the State of Haryana. "Certificate of Registration of Regional Director of Change of State" was received on May 26, 2025 from the Authority.

The registered office of the Company has been shifted from "Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh- 226010" to "Shop No. S-16, Second Floor, Eldeco Station-1, Site No.-1, Sector-12, Faridabad, Haryana-121007". New Corporate Identification Number has been allotted to the Company i.e. L45202HR1985PLC132536.

Except as disclosed elsewhere in this report, no other material changes and commitments which could affect the Company's financial position, have occurred between the end of the financial year of the Company to which the financial statements relate and the date of this Report.

INVESTOR EDUCATION AND PROTECTION FUND AND UNPAID/ UNCLAIMED DIVIDEND

Pursuant to the provisions of Section 124, 125 and other applicable provisions, if any, of the Act read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("IEPF Rules"), the amount of dividend remaining unclaimed/unpaid for a period of 7 (seven) consecutive years from the date of transfer

to the Unpaid Dividend Account of the Company is liable to be transferred to the Investor Education Protection Fund ("IEPF"). Accordingly, during the FY 2025-2026, the Company has transferred ₹ 3,57,312.50/- (Rupees Three Lakh Fifty Seven Thousand Three Hundred Twelve and Fifty paise only), the dividend amount remaining unclaimed in respect of dividend declared in the financial year ended March 31, 2018, has been transferred to the IEPF Authority.

Further, in terms of Section 124(6) of the Act, read with the IEPF Rules, all the shares in respect of which dividend has remained unpaid/unclaimed for 7 (seven) consecutive years or more from the date of transfer to the Unpaid Dividend Account are required to be transferred to the demat account of the IEPF Authority. Accordingly, 12,210 (Twelve Thousand Two Hundred and Ten) equity shares in respect of which dividends were declared in the financial year ended March 31, 2018 and remained unclaimed for a continuous period of 7 (seven) years has been transferred to the demat account of the IEPF Authority.

The Company has uploaded on its website the details of unpaid and unclaimed amounts lying with the Company and details of shares transferred to the IEPF Authority which can be accessed at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/stock-information/unpaid-and-unclaimed-dividend>.

Members can claim their dividend entitlements and/or shares transferred to IEPF from the IEPF Authority by following the required procedure.

Details of the Nodal Officer for the purpose of co-ordinating with the IEPF Authority:

Name:	Ms. Chandni Vij
Email ID:	chandni@eldecohousing.co.in
Contact No.:	0522-4039999
Address:	Eldeco Corporate Chamber-1, 2 nd Floor, Vibhuti Khand (Opp. Mandi Parishad) Gomti Nagar, Lucknow, U.P.- 226010

Dividends due for transfer to IEPF

Details of dividends that are due for transfer to IEPF for the next 7 (seven) years on their respective due dates, are mentioned below:

Financial year ended	Rate (%)	Dividend per share (₹)	Date of declaration	Last date for claiming	Due date for transfer
31.03.2019 (Final)	175	17.50	27.09.2019	03.11.2026	03.12.2026
31.03.2020 (Interim)	175	17.50	03.03.2020	03.04.2027	03.05.2027
31.03.2021 (Final)	400	40.00	22.09.2021	28.10.2028	28.11.2028
31.03.2022 (Final)	400	08.00	28.09.2022	31.10.2029	30.11.2029
31.03.2023(Final)	400	08.00	22.09.2023	25.10.2030	24.11.2030

Dividends due for transfer to IEPF (Contd.)

Financial year ended	Rate (%)	Dividend per share (₹)	Date of declaration	Last date for claiming	Due date for transfer
31.03.2024 (Final)	400	8.00	19.09.2024	22.10.2031	21.11.2031
31.03.2025 (Final)	450	9.00	25.09.2025	27.10.2032	26.11.2032

The details of unpaid and unclaimed amounts lying with the Company can be viewed at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/stock-information/unpaid-and-unclaimed-dividend>.

NATURE OF BUSINESS

The Company is primarily engaged in the activity of Real Estate Development. There was no change in the nature of the business of the Company, during the year under review.

TRANSFER TO RESERVES

The Board has decided not to transfer any amount to the reserves for the year under review.

RISK MANAGEMENT

The Board of the Company has taken all necessary steps for identifying the potential risks of the Company and their mitigation plans. The Board of Directors reviews the business plan at regular intervals for proper identification, analysis and mitigation of all material risks, both internal and external.

NOMINATION AND REMUNERATION POLICY

Pursuant to the provisions of Section 178(3) of the Act and Schedule II Part D of the SEBI

Listing Regulations, the Company has framed a Nomination and Remuneration Policy for the appointment and determination of remuneration of the Directors, Key Managerial Personnel ("KMPs"), Senior Management and other employees of the Company.

The Nomination and Remuneration Policy lays down the criteria for determining qualifications, competencies, positive attributes and independence for the appointment of Directors (Executive and Non-Executive) and also governs the remuneration framework for Directors, KMPs, Senior Management and other employees of the Company. The remuneration paid is in line with the Nomination and Remuneration Policy formulated in accordance with Section 178 of the Act and Regulation 19 of the SEBI Listing Regulations (including any statutory modification(s) or re-enactment thereof for the time being in force).

The Directors affirm that all the appointments & re-appointments and remuneration paid to the Directors, KMPs, Senior Management and other employees were made in accordance with the said Policy.

The detailed policy is available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

Disclosure under Section 197(12) of the Companies Act, 2013

S. No.	Particulars	Responses
1.	The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the financial year.	56.72%
2.	The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year:	
a)	Mr. Pankaj Bajaj (Chairman cum Managing Director)	25.00%
b)	Mr. Kapil Saluja (Chief Financial Officer)	21.74%
c)	Ms. Chandni Vij (Company Secretary)	14.95%
3.	The percentage increase in the median remuneration of employees in the financial year.	5.44%
4.	The number of permanent employees on the rolls of Company.	85
5.	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration.	-

During the financial year under review, none of the Company's employees was in receipt of remuneration as specified under Rule 5(2) & (3) of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014 and hence no particulars are required to be disclosed in this Report. The names of the top ten employees in terms of remuneration drawn are available for inspection by the members on request at the registered office of the Company during business hours (between 11:00 a.m. to 1:00 p.m.) on any working day of the Company upto the date of the AGM. Any member desirous of obtaining a copy of the said statement may write to the Company Secretary at chandni@eldecohousing.co.in.

SHARE CAPITAL AND CHANGES IN CAPITAL STRUCTURE

During the financial year 2025-2026, there was no change in the Authorised, Issued, Subscribed and Paid-up share capital of the Company.

Authorised Share Capital

As on March 31, 2026, the Authorised Share Capital of the Company stood at ₹ 45,55,00,000/- (Rupees Forty Five Crore Fifty Five Lakhs) divided into 14,02,50,000 (Fourteen Crore Two Lakhs Fifty Thousand) Equity Shares of ₹ 2/- each and 1,75,00,000 (One Crore Seventy Five Lakhs) Preference shares of ₹ 10/- each.

Paid- up Share Capital

As on March 31, 2026, the Issued, Subscribed and Paid-up Equity Share Capital of the Company stood at ₹ 1,96,66,000/- (Rupees One Crore Ninety Six Lakhs Sixty Six Thousand) divided into 98,33,000 (Ninety Eight Lakhs Thirty Three Thousand) Equity Shares of ₹ 2/- each.

Employees' Stock Option Scheme

During the year under review, no Employees' Stock Option scheme exists in the Company.

Further, the Company has neither issued any shares with differential voting rights nor any sweat equity shares.

As on March 31, 2026, none of the Directors of the Company held shares or convertible instruments of the Company except Mr. Pankaj Bajaj, Chairman cum Managing Director of the Company who holds 33,74,735 (34.32%) equity shares of the Company.

DEPOSITS

During the year under review, the Company has neither accepted any deposits nor there were any amounts outstanding at the beginning of the year which were classified as 'Deposits' in terms of Section 73 and 74 of the Act read with the Companies (Acceptance of Deposits) Rules, 2014.

DIRECTORS & KEY MANAGERIAL PERSONNEL

(a) Board of Directors

As on March 31, 2026, the Company has 6 (six) Directors with an optimum combination of Executive and Non-Executive Directors including one Woman Director. The Board comprises of 1 (one) Chairman cum Managing Director and 5 (five) Non-Executive Directors, out of which 3 (three) are Independent Directors. The details of Board and Committee composition, tenure of directors and other details are available in the Corporate Governance Report, which forms part of this Annual Report.

Change in Directorate

(i) Appointment of Non-Executive Director

During the year under review, based on the recommendation of the Nomination and Remuneration Committee, the Board of Directors appointed Ms. Archana Tripathi (DIN: 11253589) as a Non-Executive Director of the Company, liable to retire by rotation, to hold office from the conclusion of the 40th AGM of the Company. The appointment was subsequently approved by the shareholders of the Company by way of Special Resolution passed with requisite majority in the 40th AGM of the Company held on September 25, 2025.

In the opinion of the Board, the Director possess the requisite qualifications, experience, and expertise and hold high standards of integrity.

(ii) Re-appointment of Director

a) In accordance with the provisions of Section 152(6) of the Act and other applicable provisions, if any, and the Articles of Association of the Company, Mr. Shrikant Jajodia (DIN: 00602511), Non-Executive Director of the Company, retires by rotation at the ensuing AGM and being eligible, offers himself for re-appointment. Based on the recommendation of the NRC, the Board of Directors has recommended his re-appointment for the approval of the members at the ensuing AGM.

In compliance with Regulation 36(3) of the SEBI Listing Regulations and other applicable provisions of the Act and Secretarial Standards issued by the ICSI, the brief profile and other requisite details of the Director seeking re-appointment is provided in "Annexure-A" attached to the Notice convening the ensuing AGM.

b) During the year under review, based on the recommendation of the NRC, the Board of Directors re-appointed Mr. Pankaj Bajaj (DIN: 00024735) as the Chairman cum Managing Director of the Company for a further period of 5 (five) years with effect from May 14, 2026. The re-appointment was subsequently approved by the shareholders of the Company by way

of Special Resolution passed with requisite majority in the 40th AGM of the Company held on September 25, 2025.

(iii) Retirement of Directors

Ms. Rupali Chopra (DIN: 07168858) retired as an Independent Director of the Company with effect from the conclusion of the 40th AGM held on September 25, 2025, upon completion of her tenure of 2 (two) consecutive terms of 5 (five) years each as Independent Director.

The Board places on record its sincere appreciation for the valuable guidance and contribution made by Ms. Chopra during her tenure with the Company.

Apart from the above, there has been no change in the Directors.

(iv) Declaration from Independent Directors

The Company has received declarations from all the Independent Directors confirming that they meet the criteria of independence as prescribed under Section 149(6) of the Act and Regulation 16(1) (b) of the SEBI Listing Regulations and are independent from the management. There has been no change in the circumstances affecting their status as Independent Directors of the Company. The Independent Directors have also confirmed that they have complied with the "Company's Code of Conduct for Directors and Senior Management Personnel". The Independent Directors have also given declaration of compliance with Rules 6(1) and 6(2) of the Companies (Appointment and Qualifications of Directors) Rules, 2014, with respect to their name appearing in the data bank of Independent Directors maintained by the Indian Institute of Corporate Affairs. In terms of Regulation 25(8) of the SEBI Listing Regulations, the Independent Directors have also confirmed that they are not aware of any circumstance or situation, which exist or may be reasonably anticipated, that could impair or impact their ability to discharge their duties with an objective independent judgement and without any external influence.

All Directors have affirmed that they are not debarred from holding the office of a Director by virtue of any SEBI order or any other such Authority. None of the Directors of the Company are disqualified under Section 164(2) of the Act.

During the year under review, the Non-Executive Directors of the Company had no pecuniary relationship or transactions with the Company, other than sitting fees.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise and that

they hold highest standards of integrity. List of key skills, expertise and core competencies of the Board, including the Independent Directors, is provided in the Report on Corporate Governance forming part of this Annual Report.

(b) Key Managerial Personnel

Pursuant to the provisions of Section 2(51) and 203 of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the following were the Key Managerial Personnel of the Company as on March 31, 2026:

S. No.	Name of the KMP	Designation
1.	Mr. Pankaj Bajaj	Chairman cum Managing Director
2.	Mr. Kapil Saluja	Chief Financial Officer
3.	Ms. Chandni Vij	Company Secretary

During the year under review, there have been no changes in the KMPs of the Company.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement under Section 134(5) of the Act, with respect to Directors' Responsibility Statement, the Directors, to the best of their knowledge and ability, hereby confirm that:

- In the preparation of the Annual Accounts for the year ended March 31, 2026, the applicable accounting standards have been followed along with proper explanation relating to material departures, wherever applicable;
- 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, 2026 and of the profits of the Company for the year ended on that date;
- 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;
- The Directors have prepared the Annual Accounts of the Company on a going concern basis;
- The Directors have laid down Internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively;

- f. The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

AUDITORS & THEIR REPORTS

a) Statutory Auditors

M/s Doogar & Associates, Chartered Accountants (Firm Registration Number: 000561N), were appointed as the Statutory Auditors of the Company for a term of 5 (five) consecutive years, commencing from the conclusion of the 37th AGM until the conclusion of the 42nd AGM of the Company to be held in the year 2027, at such remuneration as determined by the Board of Directors in consultation with the Statutory Auditors, in addition to reimbursement of out-of-pocket expenses and applicable taxes.

The Statutory Auditors have confirmed that they are not disqualified to continue as Statutory Auditors and are eligible to hold office as Statutory Auditors of the Company.

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

The Report given by M/s Doogar & Associates, Chartered Accountants on the financial statements of the Company for the financial year ended March 31, 2026 forms a part of this Annual Report.

b) Secretarial Auditors

Pursuant to the provisions of Section 204 of the Act read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A(1) of the SEBI Listing Regulations, M/s R K Tandon & Associates, Practicing Company Secretaries and Corporate Consultants represented by Mr. R.K. Tandon (Mem. No.: F672 & COP No.: 3556) was appointed as the Secretarial Auditors of the Company for a term of 5 (five) consecutive financial years, to hold office commencing from April 1, 2025 upto March 31, 2030 at the 40th AGM of the Company held on September 25, 2025 to undertake the Secretarial audit of the Company for the financial year ended March 31, 2026.

The Secretarial Audit Report for the financial year ended March 31, 2026 in the prescribed form MR-3, is annexed to this Annual Report as **"Annexure-B"**.

The Secretarial Audit Report of Omni Farms Private Limited (material unlisted wholly-owned subsidiary Company in India) issued by the Secretarial Auditor in the prescribed form MR-3 is enclosed as **"Annexure-C"** to this Annual Report.

Pursuant to Regulation 24A of the SEBI Listing Regulations, the Annual Secretarial Compliance Report for the financial year 2025-2026 issued by the Secretarial Auditor has been submitted to the Stock Exchanges within the prescribed due date.

The said Reports are self-explanatory and do not contain any qualification, reservation, adverse remark, or disclaimer from the Secretarial Auditor.

c) Internal Auditor

During the year under review, M/s Seth & Associates, Chartered Accountants (Firm Registration Number: 001167C), acted as the Internal Auditors of the Company and submitted their reports to the Audit Committee on a periodic basis.

Pursuant to the provisions of Section 138 of the Act read with the Companies (Accounts) Rules, 2014, the Board of Directors, based on the recommendation of the Audit Committee, have re-appointed, M/s Seth & Associates, Chartered Accountants, as the Internal Auditor of the Company for the financial year 2026-2027.

d) Cost Auditor

As required under Rule 8(5)(ix) of the Companies (Accounts) Rules, 2014, the Company confirms that it has prepared and maintained cost records as specified by the Central Government under sub-section (1) of Section 148 of the Act for the financial year ended March 31, 2026.

The Cost Audit Report for the financial year ended March 31, 2026 is under the process of finalisation and shall be filed with the Central Government within the prescribed time limit.

Pursuant to Section 148 of the Act, the Board of Directors of the Company has in its Meeting held on August 12, 2026 and based on the recommendation of the Audit Committee, re-appointed M/s Paliwal & Associates (FRN: 000368) as the Cost Auditors of the Company for the financial year 2026-27 to carry out audit of cost records of the Company.

As required under the Act, the remuneration payable to Cost Auditors must be placed before the members at a general meeting for ratification. Hence, a resolution for the same, forms part of the Notice of the ensuing AGM of the Company.

e) Reporting of frauds by Auditors

During the year under review, the Statutory Auditors, Secretarial Auditors, Internal Auditors and Cost Auditors have not reported any instances of frauds committed in the Company, by its Officers or Employees, to the Board or Audit Committee under Section 143(12) of the Act, therefore, no detail is required to be disclosed under Section 134(3)(ca) of the Act.

SUBSIDIARY COMPANIES

As on March 31, 2026, the Company had 42 wholly owned subsidiaries. There was no material change in the nature of the business carried out by the subsidiaries during the year under review.

The following wholly owned subsidiaries were incorporated during the year 2025-2026:

- 1) Clairmont Properties Private Limited- Incorporated w.e.f. July 19, 2025.
- 2) Golfshire Realtors Private Limited- Incorporated w.e.f. July 17, 2025.

Pursuant to the provisions of Section 129, 134 and 136 of the Act read with Companies (Accounts) Rules, 2014 made thereunder and Regulation 33 of the SEBI Listing Regulations, a separate statement containing the salient features of financial statements of the subsidiaries along with the changes occurred during the FY 2025-2026 in the prescribed **Form AOC-1** is annexed to the Consolidated Financial Statements ("**CFS**") forming part of this Annual Report.

The annual financial statements and related detailed information of the subsidiary Companies shall be made available to the shareholders seeking such information on request at the registered office of the Company during business hours (between 11:00 a.m. to 01:00 p.m.) on any working day of the Company upto the date of the AGM. Any member desirous of inspecting or obtaining a copy of the said financial statements may write to the Company Secretary at chandni@eldecohousing.co.in.

In accordance with Section 136 of the Act, the audited financial statements of the Company including CFS and related information of the Company and audited accounts of each of its subsidiaries, are available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-and-industries-ltd/corporate-governance/policies>.

As on date of this Report, following are the subsidiaries of the Company:

1. Aaj Constructions Private Limited
2. Artistry Construction Private Limited
3. Ascendancy Constructions Private Limited
4. Carnation Realtors Private Limited
5. Cascade Constructions Private Limited
6. Clairmont Properties Private Limited
7. Conception Realtors Private Limited
8. Conviction Constructions Private Limited
9. Deepjyoti Constructions Private Limited

10. Dua Constructions Private Limited
11. Eco World Properties Private Limited
12. Eldeco Inception Buildtech Private Limited
13. Eldeco Prosper Constructions Private Limited
14. Erudite Constructions Private Limited
15. Facility Constructions Private Limited
16. Flourish Constructions Private Limited
17. Frozen Constructions Private Limited
18. Garv Constructions Private Limited
19. Golfshire Realtors Private Limited
20. Heather Buildcon Private Limited
21. Iris Realtors Private Limited
22. Khwahish Constructions Private Limited
23. Miraculous Properties Private Limited
24. Neo Realtors Private Limited
25. Neptune Infracon Private Limited
26. Numerous Constructions Private Limited
27. Omni Farms Private Limited
28. Placate Constructions Private Limited
29. Primacy Constructions Private Limited
30. Proficiency Real Estate Private Limited
31. Samarpit Constructions Private Limited
32. Shivaye Constructions Private Limited
33. Spring Greens Realty Private Limited
34. Suniyojit Constructions Private Limited
35. Supremacy Builders Private Limited
36. Sushobhit Constructions Private Limited
37. Swarajya Builders Private Limited
38. Swarg Constructions Private Limited
39. Swabhimman Buildtech Limited
40. Turbo Realtors Private Limited
41. Utsav Constructions Private Limited
42. Yojna Constructions Private Limited

Material Subsidiaries

As on March 31, 2026, the Company has 1 (one) unlisted material subsidiary i.e. Omni Farms Private Limited, a wholly owned subsidiary of the Company under Regulation 16(1)(c) of the SEBI Listing Regulations. The Company has adopted a 'Policy for determining material subsidiaries' and is available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-and-industries-ltd/corporate-governance/policies>.

CONSOLIDATED FINANCIAL STATEMENTS

During the year, the Board of Directors reviewed the affairs of the subsidiaries and prepared CFS of the Company for the financial year ended March 31, 2026 in compliance with the provisions of Section 129(3) of the Act and as stipulated under Regulation 33 of the SEBI Listing Regulations as well as in accordance with IND AS notified under the Companies (Indian Accounting Standards) Rules, 2015. The CFS have been prepared on the basis of audited financial statements of the Company and its subsidiaries as approved by the respective Board of Directors. The audited CFS together with the Auditor's Report thereon forms an integral part of this Annual Report.

CORPORATE SOCIAL RESPONSIBILITY

As per the provisions of Section 135 of the Act, read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, the Board has constituted a Corporate Social Responsibility ("CSR") Committee. The composition and terms of reference of the CSR Committee are provided in the Corporate Governance Report, which forms part of this Report.

The Company has adopted a CSR Policy in accordance with the provisions of the Act and Rules made thereunder. The CSR Policy of the Company outlines its CSR focus areas, guiding principles for CSR activities, identified sectors, reporting mechanisms, etc. The Policy is available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>. The Policy is reviewed by the Board on time-to-time basis.

The Annual Report on CSR activities, in the prescribed format, for FY 2025-26 as required under Section 134 and 135 of the Act, read with Rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and Rule 9 of the Companies (Accounts) Rules, 2014, is annexed to this Report and marked as "Annexure-D".

The Chief Financial Officer of the Company has certified that the CSR spends of the Company for FY 2025-26 have been utilised for the purpose and in the manner approved by the Board.

MANAGEMENT DISCUSSION AND ANALYSIS

The Management Discussion and Analysis Report for the financial year ended March 31, 2026 as stipulated under Regulation 34(2) read with Schedule V of the SEBI Listing Regulations, with detailed review of operations, performance and future outlook, is presented in a separate section, which forms a part of this Annual Report.

CORPORATE GOVERNANCE

Pursuant to the provisions of Chapter IV read with Schedule V of the SEBI Listing Regulations, a separate section on Corporate Governance has been incorporated in this Annual Report for the information of the members of the Company.

A certificate from the Secretarial Auditors of the Company, M/s R K Tandon & Associates, Practicing Company Secretaries and Corporate Consultants represented by Mr. R.K. Tandon (Mem. No.: F672 & COP No.: 3556), regarding compliance with the conditions of Corporate Governance as stipulated under Schedule V of the SEBI Listing Regulations also forms part of this Annual Report.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS

The Company has received order from the Regional Director, Northern Region, Ministry of Corporate Affairs, New Delhi dated August 8, 2024 in respect of the shifting of the registered office of the Company from the State of Uttar Pradesh to the State of Haryana. "Certificate of Registration of Regional Director of Change of State" was received on May 26, 2025 from the Authority.

The registered office of the Company has been shifted from 'Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh- 226010' to 'Shop No. S-16, Second Floor, Eldeco Station-1, Site No.- 1, Sector-12, Faridabad, Haryana- 121007'. New Corporate Identification Number has been allotted to the Company i.e. L45202HR1985PLC132536.

Apart from the above, there have been no significant and material order passed by the Regulators or Courts or Tribunals impacting the going concern status of the Company and its future operations.

DISCLOSURE RELATED TO PROCEEDINGS UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 AND ONE TIME SETTLEMENT WITH BANK/FINANCIAL INSTITUTION

Pursuant to the provisions of the Companies (Accounts) Rules, 2014, the Company affirms that for the year ended March 31, 2026, there were no proceedings, either filed by the Company or against the Company pending under the Insolvency and Bankruptcy Code, 2016, before the National Company Law Tribunal or any other court.

There was no instance of one-time settlement with any bank or financial institution during the financial year under review.

INTERNAL FINANCIAL CONTROLS AND THEIR ADEQUACY

The Company has in place adequate internal financial controls with reference to the financial statements. The Company's internal control systems commensurate with the nature of its business, the size and complexity of its operations and such internal financial controls with reference to the financial statements are adequate. During the year under review, no material or serious observation has been highlighted for inefficiency or inadequacy of such controls. Details on the Internal Financial Controls of the Company forms part of the Management Discussion and Analysis Report forming part of this Annual Report.

WHISTLE BLOWER POLICY / VIGIL MECHANISM

Pursuant to the provisions of Section 177(9) and (10) of the Act, Regulation 22 of the SEBI Listing Regulations and Regulation 9A of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, the Company has a Whistle Blower Policy and has established the necessary Vigil Mechanism for directors and employees to report genuine concerns about unethical or improper activity, without fear of retaliation.

The Policy provides for adequate safeguards against victimisation of whistle blowers who avail the mechanism and allows direct access to the Chairman of the Audit Committee in appropriate cases. During the year under review, no whistle blower complaints were received, and no person was denied access to the Chairman of the Audit Committee.

The said Policy has been shared with all the concerned and has been placed on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

DISCLOSURE UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has adopted a policy on prevention of sexual harassment at the workplace in accordance with the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules made thereunder and has constituted an Internal Complaints Committee ("ICC") for redressal of complaints.

The Company has zero tolerance on sexual harassment at the workplace and is committed to provide a safe and conducive work environment to all its employees. The employees are made aware about the consequences of such acts and about the constitution of the ICC. The Company's process ensures complete anonymity and confidentiality of information. The below table provides details of complaints received/disposed during the financial year ended March 31, 2026:

Number of complaints pending at the beginning of the financial year	Nil
Number of complaints filed during the financial year	Nil
Number of complaints disposed off during the financial year	Nil
Number of cases pending for more than 90 days	Nil
Number of complaints pending as at the end of the financial year	Nil

COMPLIANCE UNDER MATERNITY BENEFIT ACT, 1961

The Company is in compliance with the applicable provisions relating to maternity benefits as prescribed under the Maternity Benefit Act, 1961, as amended from time to time.

COMPLIANCE WITH SECRETARIAL STANDARDS

The Company has devised proper systems to ensure compliance with the provisions of all applicable Secretarial Standards issued by the Institute of Company Secretaries of India ("ICSI") and that such systems are adequate and operating effectively.

During the year under review, the Board confirms that pursuant to the provisions of Section 118 (10) of the Act, the Company has complied with all the applicable Secretarial Standards issued by the ICSI as amended from time to time.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

Pursuant to Section 134(3)(m) of the Act read with Companies (Accounts) Rules, 2014 are given as under:

- Conservation of Energy:** The Company is conscious about energy consumption and environmental issues related with it. It is continuously making sincere efforts towards conservation of energy and optimizing its usage in all aspects of operations.

2. **Technology Absorption:** The Company is taking advantage of the latest developments and advancements in the Construction Industry. It is using indigenous technology which is well established in the Country and no foreign technology/know how was purchased. The Company has not incurred any R & D expenditure during the year.
3. **Export Activities:** There was no export activity in the Company during the year under review. The Company is not planning any export in the near future as well.
4. **Foreign Exchange Earnings and Outgo:** There was no Foreign Exchange Earning and Outgo during the year under review.

LISTING FEES

The equity shares of the Company continue to be listed and traded on the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE"). The Annual Listing fee for the year 2026-2027 has been paid to BSE and NSE.

OTHER DISCLOSURES UNDER THE COMPANIES ACT, 2013

a) Annual return

Pursuant to the provisions of Section 92(3) and 134(3)(a) of the Act, the draft annual return of the Company as on March 31, 2026 is available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/reports-and-presentations/annual-returns>. By virtue of amendment to Section 92(3) of the Act, the Company is not required to provide extract of Annual Return (Form MGT-9) as part of the Director's Report.

b) Meetings of the Board

During the year under review, 5 (five) Board Meetings were convened and held. The intervening gap between two consecutive meetings was within the period prescribed under the Act and SEBI Listing Regulations. The notice and agenda of the meeting were circulated to the members of the Board well in advance along with necessary documents, reports, recommendations etc., so that each Board member can actively participate on agenda items during the meetings.

The details of Board and Committee Meetings and the attendance of the Directors at such meetings are provided in the Corporate Governance Report, which forms a part of this Annual Report.

The Independent Directors met on February 10, 2026, without the attendance of Non-Independent Directors and members of the management. The Independent Directors reviewed the performance of Non-Independent Directors, the Committees and the Board as a whole along with the performance of the Chairman of the Company, taking into account

the views of Executive and Non-Executive Directors and assessed the quality, quantity and timeliness of flow of information between the management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

c) Committees of the Board

The Committees of the Board focus on certain specific areas and make informed decisions in line with the delegated authority.

The following statutory Committees constituted by the Board, function according to their respective roles and defined scope:

- 1) Audit Committee
- 2) Nomination and Remuneration Committee
- 3) Stakeholders Relationship Committee
- 4) Corporate Social Responsibility Committee

The details of the composition, terms of reference and number of meetings held and attendance of the meetings of the above Committees are provided in detail in the Report on Corporate Governance, which forms a part of this Annual Report.

d) Audit Committee

The Board has constituted an Audit Committee, which comprises of Mr. Pawan Kumar Dhawan as the Chairman and Mr. Pankaj Bajaj, Mr. Ajay Mehra and Mr. Harendra Kumar Jaggi as the Members. The composition of the Audit Committee is in compliance with the requirements of Section 177 of the Act and Regulation 18 of the SEBI Listing Regulations. The details of the role and responsibilities of the Audit Committee, the particulars of meetings held and attendance of the members at such meetings are given in the Report on Corporate Governance, which forms a part of this Annual report. The recommendations made by the Audit Committee were accepted by the Board.

e) Related Party Transactions

The Company has adopted a Policy on Related Party Transactions to ensure proper identification, approval, monitoring and reporting of related party transactions in compliance with Section 188 of the Act and Regulation 23 of the SEBI Listing Regulations and other applicable provisions of the Companies Act, 2013 and the SEBI Listing Regulations and the same can be accessed on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

All Related Party Transactions that were entered into during the financial year were in the ordinary course of the business and on an arm's length basis. None of the transactions with any of the related parties were in conflict with the Company's interest. The disclosure of related party transactions as required under Section 134(3)(h) of the Act read with Rule 8(2) of the Companies (Accounts) Rules,

2014 are in given in Form AOC-2 as specified under the Act which is attached as **"Annexure-E"** and forms a part of this Report.

Details of Related Party Transactions entered into by the Company, in terms of IND AS 24 have been disclosed in notes to the standalone & consolidated financial statements forming a part of this Annual Report.

f) Particulars of loans, guarantees and investments

The particulars of loans, guarantees and investments covered under the provisions of Section 186 of the Act, are disclosed in the notes to the standalone and consolidated financial statements forming part of this Annual Report.

g) Compliance Certificate

In accordance with the provisions of Regulation 17(8) read with Part B of Schedule II of the SEBI Listing Regulations, the Certificate, as prescribed, has been obtained from Mr. Pankaj Bajaj, Chairman cum Managing Director and Mr. Kapil Saluja, Chief

Financial Officer, for the financial year 2025-2026 with regard to the financial statements and other matters. The said Certificate is attached herewith as **"Annexure-H"** and forms part of the Corporate Governance Report.

ACKNOWLEDGEMENT

The Directors would like to express their sincere appreciation for the co-operation and assistance received from the Company's Bankers, Regulatory Bodies and Stakeholders including other business associates who have extended their valuable sustained support and encouragement during the year under review.

The Board of Directors also places on record its sincere appreciation for the dedicated services by the employees of the Company at all levels and the constructive co-operation extended by them.

For and on behalf of the Board
Eldeco Housing and Industries Limited

Pankaj Bajaj
Chairman cum Managing Director
DIN: 00024735

Date: August 12, 2026
Place: New Delhi

“Annexure-B”

SECRETARIAL AUDIT REPORT OF ELDECO HOUSING AND INDUSTRIES LIMITED

Form No. MR-3

Secretarial Audit Report

For the financial year ended March 31, 2026

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To
The Members,
Eldeco Housing and Industries Limited
Shop No. S-16, Second Floor, Eldeco Station-1,
Site No. -1, Sector-12, Faridabad, Haryana- 121007

CIN NO: L45202HR1985PLC132536

AUTHORISED CAPITAL: ₹ 45,55,00,000/-

PAID UP-CAPITAL: ₹ 1,96,66,000/-

We, **M/s R K Tandon & Associates** have conducted the Secretarial Audit in compliance of applicable statutory provisions and the adherence to good corporate practices by **Eldeco Housing and Industries Limited** (hereinafter called the ‘Company’) and for issuing this Report. 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 information provided by the Company, its officers, agents and authorised representatives during the conduct of Secretarial Audit, we hereby report that, in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2026, 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 **Eldeco Housing and Industries Limited** for the financial year ended on March 31, 2026 according to the provisions of:

(1) The Companies Act, 2013 ('the Act') and the Rules made hereunder to the extent applicable and where applicable with regard to:

- Maintenance of various statutory registers and documents and making necessary entries therein;

- Forms, returns, documents and resolutions required to be filed with the Registrar of Companies, Stock Exchanges, IEPF or other authorities;
- Notice of Board and various Committee meetings of Directors;
- Meetings of Board of Directors and all the Committees of Board of Directors and passing of circular resolutions;
- Notice dated August 29, 2025 for convening of Annual General Meeting which was held on September 25, 2025;
- Minutes of the proceedings of the Board Meetings, Committee Meetings and General Meetings;
- Constitution of the Board of Directors, Committees of Directors and appointment, retirement and re-appointment of Directors including Managing Director and Executive Directors;
- Appointment and remuneration of Statutory & Internal Auditors;
- Declaration and payment of dividend;
- Transfer of amounts as required under the Act to the Investor Education and Protection Fund;
- Report of the Board of Directors;
- Compliance with the applicable clauses of the Secretarial Standards issued by the Institute of the Company Secretaries of India;
- CSR Committee constituted and functioning in accordance with Section 135 of the Act;
- No further Capital was issued during the financial year 2025-26;

- (o) Generally, all other applicable provisions of the Act and the Rules made thereunder.
- (2) The Securities Contracts (Regulation) Act, 1956 (**'SCRA'**) and the Rules made thereunder.
- (3) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder.
- (4) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (**'SEBI Act'**):
- The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
 - The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
 - The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act, 2013 and dealing with client.
- (5) Other Applicable Acts:**
- The National Building Code of India, 2016 & Local Building Bye Laws.
 - The Payment of Wages Act, 1936 and Rules made thereunder.
 - The Minimum Wages Act, 1948 and Rules made thereunder.
 - The Employees' State Insurance Act, 1948 and Rules made thereunder.
 - The Employees' Provident Funds and Miscellaneous Provisions Act, 1952 and Rules made there under.
 - The Payment of Bonus Act, 1965 and Rules made thereunder.
 - The Payment of Gratuity Act, 1972 and Rules made thereunder.
 - The Water (Prevention & Control of Pollution) Act, 1974 read with the Water (Prevention & Control of Pollution) Rules, 1975.
 - The Transfer of Property Act, 1882.
 - The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013.
 - The Indian Contract Act, 1872.
 - The U.P Zamindari Abolition and Land Reform Act, 1950.
 - The Works of Defence Act, 1903.
 - The National Highways Authority of India (Amendment) Act, 2013.
 - The Forest (Conservation) Act, 1980.
 - The Registration Act, 1908.
 - The Indian Stamp Act, 1899.
 - The Building & Other Construction Workers' (Regulation of Employment and Conditions of Service) Act, 1996 & Rules, 1998.
 - The Building & Other Construction Workers' Welfare Cess Act, 1996.
 - The Shops & Establishment Act, 1954.
 - The Contract Labour (Regulation & Abolition) Act, 1970.
 - The Environment (Protection) Act, 1986.
 - The U. P. Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.
 - The Consumer Protection Act, 2019.
 - The Right to Information Act, 2005.
 - The Competition Act, 2002.
 - The Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013.
 - The Maternity Benefit Act, 1961.
 - The Air (Prevention & Control of Pollution) Act, 1981
- We have also examined compliance with the applicable clauses of the following:
- The Secretarial Standards issued by the Institute of Company Secretaries of India (**'ICSI'**).
 - The Listing Agreements entered into by the Company with the Stock Exchanges.

COMPLIANCE OF COMPANIES (CORPORATE SOCIAL RESPONSIBILITY POLICY) RULES, 2014:

The CSR obligation of the Company (2% of the average net profit of the last three years of the Company) for the financial year 2025-26 is amounting to ₹ 81,91,519/- out of which, the Company had spent ₹ 36,27,441/- towards CSR projects as identified by the Company as per its Corporate Social Responsibility Policy and the balance of ₹ 45,64,078/- has been transferred to the 'Unspent Corporate Social Responsibility Account' maintained with HDFC Bank Limited pursuant to Section 135 (6) of the Act and shall be spent on the ongoing CSR project as per the applicable law.

COMPLIANCE UNDER REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016:

The Company has made compliances of RERA Rules and has registered all its ongoing projects.

During the 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 the Company is duly constituted with optimum combination of Executive Directors & Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all the directors to conduct the Board/General Meetings as per requirement of Secretarial Standards of the ICSI. Agenda and detailed notes on Agenda were sent in accordance of law.

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 and guidelines.

We further confirm that the Company is maintaining all records as required under the aforementioned laws.

For R K Tandon & Associates

Date: 25.05.2026
Place: Lucknow
UDIN: F000672H000466665

R. K. Tandon
Partner
M. No.: F672
COP No.: 3556

Note: This report should be read with our letter of even date which is annexed as '**Annexure- I**' and forms an integral part of this Report.

ANNEXURE-I

To
The Members,
Eldeco Housing and Industries Limited
Shop No. S-16, Second Floor, Eldeco Station-1,
Site No. -1, Sector-12, Faridabad, Haryana-121007

We are pleased to inform that we have conducted the Secretarial Audit of '**Eldeco Housing and Industries Limited**' for the financial year 2025-26 which was incorporated on March 6, 1985 and registered under the **Companies Act, 1956**. In our opinion, '**Eldeco Housing and Industries Limited**' has duly complied with the provisions of the applicable laws as and when required. The records were found to be properly maintained and preserved.

We further declare the following:

1. Maintenance of the 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 and other records.
3. Wherever required, we have obtained information, documents and management views with regard to compliance of various laws applicable on the Company and consequential laws thereof, the explanations and views of management *prima facie* confirm compliances.
4. In preparation of the report, we have relied on documents presented before us, disclosures made to us and certificates rendered to us during the conduct of audit.

For R K Tandon & Associates

Date: 25.05.2026
Place: Lucknow
UDIN: F000672H000466665

R. K. Tandon
Partner
M. No.: F672
COP No.: 3556

“Annexure-C”

SECRETARIAL AUDIT REPORT OF OMNI FARMS PRIVATE LIMITED

(Material Unlisted Subsidiary of the Company)

Form No. MR-3

Secretarial Audit Report

For the financial year ended March 31, 2026

(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,
Omni Farms Private Limited
Eldeco Corporate Chamber-1, 2nd Floor,
Vibhuti Khand (Opp. Mandi Parishad),
Gomti Nagar, Lucknow, U.P. -226010

CIN NO: U74899UP1989PTC133018

AUTHORISED CAPITAL: ₹ 5,00,000/-

PAID UP-CAPITAL: ₹ 5,00,000/-

We, **M/s R K Tandon & Associates** have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Omni Farms Private Limited** (hereinafter called the ‘**Company**’). 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 information provided by the Company, its officers, agents and authorised representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2026, 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 **Omni Farms Private Limited** for the financial year ended on March 31, 2026 according to the provisions of:

- (1) The Companies Act, 2013 (**‘the Act’**) and the Rules made thereunder.
- (2) The Securities Contracts (Regulation) Act, 1956 (**‘SCRA’**) and the Rules made hereunder.
- (3) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder.

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

- The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
- The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
- The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
- The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act, 2013 and dealing with client.

- (5) Other Applicable Acts:

- The National Building Code of India, 2016 & Local Building Bye Laws.
- The Payment of Wages Act, 1936 and Rules made thereunder.
- The Minimum Wages Act, 1948 and Rules made thereunder.
- The Employees’ State Insurance Act, 1948 and Rules made thereunder.
- The Employees’ Provident Fund and Miscellaneous Provisions Act, 1952 and Rules made thereunder.
- The Payment of Bonus Act, 1965 and Rules made thereunder.
- The Payment of Gratuity Act, 1972 and Rules made thereunder.
- The Water (Prevention & Control of Pollution) Act, 1974 read with the Water (Prevention & Control of Pollution) Rules, 1975.
- The Transfer of Property Act, 1882.

- The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013.
- The Indian Contract Act, 1872.
- The U.P. Zamindari Abolition Land Reform Act, 1950.
- The Works of Defence Act, 1903.
- The National Highways Authority of India (Amendment) Act, 2013.
- The Forest Conservation Act, 1980.
- The Registration Act, 1908.
- The Indian Stamp Act, 1899.
- The Building & Other Construction Workers' (Regulation of Employment & Conditions of Service) Act, 1996 & Rules, 1998.
- The Building & Other Construction Workers' Welfare Cess Act, 1996.
- The Shops & Establishment Act, 1954.
- The Contract Labour (Regulation & Abolition) Act, 1970.
- The Environment Protection Act, 1986.
- The U. P. Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.
- The Consumer Protection Act, 1986.
- The Right to Information Act, 2005.
- The Competition Act, 2002.
- The Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013.
- The Maternity Benefit Act, 1961.
- The Air (Prevention & Control of Pollution) Act, 1981.

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

- Secretarial Standards issued by the Institute of Company Secretaries of India ("ICSI").

COMPLIANCE OF COMPANIES (CORPORATE SOCIAL RESPONSIBILITY POLICY) RULES, 2014:

As per the latest Audited Balance Sheet of the Company for the financial year ended March 31, 2025, the Company did not meet the criteria during the immediately preceding financial year as per Section 135(1) of the Act.

Therefore, the Company was not required to spend two percent of the average net profits towards CSR activities as per the CSR Policy of the Company for the financial year 2025-2026.

COMPLIANCE UNDER REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016:

The Company has made compliances of RERA Rules and has registered all its ongoing projects.

During the 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 the Company is duly constituted as per the provisions of the Act. No changes occurred during the financial year in the composition of the Board of Directors.

Adequate notice is given to all directors to conduct the Board/General Meetings as per requirement of Secretarial Standards of the ICSI. Agenda and detailed Notes on Agenda were sent in accordance of Law.

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 and guidelines.

We further confirm that the Company is maintaining all records as required under the aforementioned laws.

For R K Tandon & Associates

Date: 25.05.2026
Place: Lucknow
UDIN: F000672H000474046

R. K. Tandon
 Partner
 M. No.: F672
 COP No.: 3556

Note: This report should be read with our letter of given date which is annexed as '**Annexure -I**' and forms an integral part of this Report.

ANNEXURE-I

To
The Members,
Omni Farms Private Limited
Eldeco Corporate Chamber-1, 2nd Floor,
Vibhuti Khand (Opp. Mandi Parishad),
Gomti Nagar, Lucknow, U.P -226010

We are pleased to inform that we have conducted the Secretarial Audit of '**Omni Farms Private Limited**' for the financial year 2025-26 which was incorporated on 16.02.1989 and registered under the Companies Act, 1956. In our opinion, **Omni Farms Private Limited** has duly complied with the provisions of the applicable laws as and when required. The records were found to be properly maintained and preserved.

We further declare the following:

1. Maintenance of the Secretarial record 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 practice and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial and other records.
3. Wherever required we have obtained information, documents and management views with regard to compliance of various laws applicable on Company and consequential laws thereof, the explanations and views of Management *prima-facie* confirm compliances.
4. In preparation of the report, we have relied on documents presented before us, disclosures made to us and certificates rendered to us during the conduct of audit.

For R K Tandon & Associates

Date: 25.05.2026
Place: Lucknow
UDIN: F000672H000474046

R. K. Tandon
Partner
M. No.: F672
COP No.: 3556

“Annexure-D”

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES

Pursuant to Section 135 of the Companies Act, 2013 and the Companies (Corporate Social Responsibility Policy) Rules, 2014

- Brief outline on CSR Policy of the Company:** A brief outline of the Company's CSR policy including overview of projects or programs proposed to be undertaken is available at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>

- Composition of the CSR Committee:**

S. 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. Harendra Kumar Jaggi	Chairman	3	3
2.	Mr. Pankaj Bajaj	Member	3	3
3.	Mr. Shrikant Jajodia	Member	3	3

- Web-link where composition of CSR Committee, CSR Policy and CSR Project approved by the Board are disclosed on the website:**

Composition of the CSR committee is shared above and is available on the Company's website at: <https://www.eldecogroup.com/investor/eldeco-housing-and-industries-ltd/corporate-governance/internal-committees>

CSR Policy and CSR Projects are available at: <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/csr>

- Executive summary along with web-link 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:** Not Applicable

5.	(a)	Average net profit of the Company as per Section 135(5) of the Act	:	₹ 40,95,75,969/-
	(b)	Two percent of average net profit of the Company as per Section 135(5) of the Act	:	₹ 81,91,519/-
	(c)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years	:	Nil
	(d)	Amount required to be set off for the financial year, if any	:	Nil
	(e)	Total CSR obligation for the financial year [5(b)+5(c)-5(d)]	:	₹ 81,91,519/-
6.	(a)	Amount spent on CSR Projects (both ongoing project and other than ongoing project)	:	₹ 36,27,441/-
	(b)	Amount spent in Administrative Overheads	:	Nil
	(c)	Amount spent on Impact Assessment, if applicable	:	Nil
	(d)	Total amount spent for the financial year [6(a)+6(b)+6(c)]	:	₹ 36,27,441/-
	(e)	CSR amount spent or unspent for the financial year:		

Total amount spent for the financial year (in ₹)	Amount Unspent (In ₹)					
	Total amount transferred to Unspent CSR account as per Section 135(6) of the Act			Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5) of the Act		
	Amount (in ₹)	Date of Transfer	Name of the Fund	Amount	Date of Transfer	
36,27,441	45,64,078	30.04.2026	-	-	-	-

(f) Excess amount for set-off, if any: Nil

S. No.	Particulars	Amount (in ₹)
(i)	Two percent of average net profit of the Company as per Section 135(5) of the Act	-
(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)]	-

7. (a) Details of Unspent CSR amount for the preceding three financial years:

S. No.	Preceding financial year	Amount transferred to Unspent CSR account under Section 135 (6) of the Act (in ₹)	Balance amount in the Unspent CSR account under Section 135 (6) of the Act (As on March 31, 2026) (in ₹)	Amount spent in the reporting financial year (in ₹)	Amount transferred to any fund specified under Schedule VII as per second proviso of Section 135(6) of the Act, if any			Amount remaining to be spent in succeeding financial years (in ₹)	Deficiency, if any
					Name of the Fund	Amount (in ₹)	Date of transfer		
1.	2024-2025	36,31,810	36,31,810	0	-	-	-	36,31,810	-
2.	2023-2024	54,57,139	40,52,714	0	-	-	-	40,52,714	-
3.	2022-2023	49,73,909	5,00,000	0	-	-	-	5,00,000	-

8. Whether any capital asset have been created or acquired through CSR 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 Section 135(5):** As against the amount of ₹ 81,91,519/- required to be spent towards CSR expenditure during the financial year ended March 31, 2026, the Company has spent an amount of ₹ 36,27,441/-. The unspent balance of ₹ 45,64,078 is towards ongoing project. In compliance with provisions of the Companies (Corporate Social Responsibility Policy) Rules, 2014 as amended, the unspent amount of ₹ 45,64,078 has been transferred to the Unspent CSR Account opened with HDFC Bank Limited, Lucknow and will be spent in accordance with the CSR Rules.

Harendra Kumar Jaggi
Independent Director
Chairman of CSR Committee
DIN: 06601383

Pankaj Bajaj
Chairman cum Managing Director
Member of CSR Committee
DIN: 00024735

“Annexure-E”

FORM NO. AOC-2

(Pursuant to clause (h) of sub-section (3) of Section 134 of the Act 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 arrangements or transactions not at Arm's length basis: N.A
2. Details of contracts or arrangements or transactions at Arm's length basis:

a) Name(s) of the related party and nature of relationship	Eldeco Infrastructure and Properties Limited (EIPL) is a related party. EIPL is the Promoter of Eldeco Housing and Industries Limited.
b) Nature of contracts/arrangements/transactions	Loan
c) Duration of the contracts/arrangements/transactions	For a period of one year with effect from August 1, 2025.
d) Salient terms of the contracts or arrangements or transactions including the value, if any	The members are requested to note that the tenure of Term Loan-1 of ₹27.50 Crores, approved at the 34 th AGM held on September 27, 2019, and Term Loan-2 of ₹11.50 Crores, approved through postal ballot on December 14, 2022, advanced to EIPL, expired on July 31, 2025. It was mutually agreed to extend the tenure of the Term Loans for a further period of one year with effect from August 1, 2025, on the same terms and conditions as contained in the respective Loan agreements.
e) Date(s) of approval by the Board, if any	Board approved the transaction on August 29, 2025. Further, shareholders approval was obtained at the AGM held on September 25, 2025.
f) Amount paid as advances, if any	-

For and on behalf of the Board
Eldeco Housing and Industries Limited

Date: August 12, 2026
Place: New Delhi

Pankaj Bajaj
Chairman cum Managing Director
DIN: 00024735

Corporate Governance Report

1. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

The Company firmly believes that maintaining the highest standards of Corporate Governance is the implicit rule that determines a management's ability to make sound decisions and to perform efficiently and ethically in the best interest of its shareholders and other stakeholders to create value for all. We are equipped with a robust framework of corporate governance that considers the long-term interest of every stakeholder as we operate with a commitment to integrity, fairness, equity, transparency, accountability and commitment to values. Our robust corporate governance structure is based on well-structured policies and procedures that are the backbone of our governance philosophy.

Corporate Governance is an ethically driven business process that is committed to values aimed at enhancing an organization's wealth generating capacity. This is ensured by conducting business with a firm commitment to values, while at the same time, meeting stakeholders' expectations. The principles of Corporate Governance are based on independence, transparency, accountability, responsibility, compliance, ethics, values, trust and focus on the sustainable success of the Company over the long-term.

The Company is in compliance with the requirements stipulated in Regulations 17 to 27 read with Schedule V and Clauses (b) to (i) of Regulation 46(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure

Requirements) Regulations, 2015 ("the SEBI Listing Regulations"), as applicable, with regard to Corporate Governance.

2. BOARD OF DIRECTORS

The Board is the highest authority and custodian for the governance and drives Company's business in the right direction. The Board is responsible for the establishment of cultural, ethical, sustainable and accountable growth of the Company. The Board consists of a high level of integrated, knowledgeable and committed professionals with diverse skills. The Board provides strategic guidance and independent views to the Company's senior management while discharging its fiduciary responsibilities. The Board also provides direction and exercises appropriate control to ensure that the Company is managed in a manner that fulfils stakeholders' aspirations and societal expectations.

a) Composition of the Board and other relevant details

As on March 31, 2026, the Company's Board of Directors comprised of total 6 (six) Directors consisting of 1 (one) Chairman cum Managing Director, 5 (five) Non-Executive Directors out of which 3 (three) are Independent Directors and 1 (one) being a Woman Director. The Chairman of the Board is an Executive Director (Chairman cum Managing Director) as on March 31, 2026. The composition of the Board is in conformity with Regulation 17 of the SEBI Listing Regulations read with Section 149 and 152 of the Companies Act, 2013 ("the Act").

The composition of the Company's Board, as on March 31, 2026 and other relevant details are as follows:

Name of the Director, Designation & DIN	Category of Directorship	No. of positions held in other Public Companies ¹		Directorships in other Listed Companies & Category of Directorship	
		Board	Committee ²		
			As Member ²		As Chairman
Pankaj Bajaj (Chairman cum Managing Director) DIN: 00024735	Chairman, Executive Director and Promoter	1	1	-	-
Shrikant Jajodia (Director) DIN: 00602511	Non-Executive Non-Independent Director	1	-	-	-
Archana Tripathi* (Director) DIN: 11253589	Non-Executive Non-Independent Director	-	-	-	-
Ajay Mehra (Director) DIN: 00022010	Non-Executive Independent Director	1	1	-	-
Pawan Kumar Dhawan (Director) DIN: 07327568	Non-Executive Independent Director	-	-	-	-
Harendra Kumar Jaggi (Director) DIN: 06601383	Non-Executive Independent Director	-	-	-	-

*Appointed w.e.f. September 25, 2025.

**This relates to membership of Committees referred to in Regulation 26(1) of the SEBI Listing Regulations, viz. Audit Committee and Stakeholders Relationship Committee of other Public Limited Companies.

¹excludes directorships in Associations, Private, Foreign and Section 8 Companies.

²Membership of the Directors in the Committees is including Chairmanship.

Further, disclosures have been made by the Directors regarding their Chairmanships/Memberships of the mandatory Committees of the Board and that the same are within the maximum permissible limit as stipulated under Regulation 26(1) of the SEBI Listing Regulations.

No Director of the Company is related to any other Director on the Board. None of the Non-Executive Directors of the Company as on March 31, 2026 hold any shares or any other convertible instruments of the Company.

Appointment/re-appointment of Directors at the ensuing Annual General Meeting ("AGM") are provided in Directors' Report forming part of this Annual Report.

As per the declarations received by the Company from each of the Directors, none of them are disqualified under Section 164(2) of the Act. All the Directors have also affirmed that they are not debarred from holding the office of a Director by virtue of any SEBI order or any other such Authority.

b) Independent Directors

Independent Directors are Non-Executive Directors as defined under Regulation 16(1)(b) of the SEBI Listing Regulations read with Section 149(6) of the Act along with Rules framed thereunder. In terms of Regulation 25(8) of the SEBI Listing Regulations, they have declared that they are not aware of any circumstance or situation, which exists or may reasonably be anticipated, that could impair or impact their ability to discharge their duties. Based on the declarations received from the Independent Directors, the Board of Directors have confirmed that they meet the criteria of independence as mentioned under Section 149 of the Act and Regulation 16(1)(b) of the SEBI Listing Regulations and that they are independent of the management. Further, the Independent Directors have in terms of Section 150 of the Act read with Rule 6 of the Companies (Appointment & Qualifications of Directors) Rules, 2014, confirmed that they have enrolled themselves in the Independent Directors' Databank maintained with the Indian Institute of Corporate Affairs.

The Non-Executive Independent Directors do not have any pecuniary relationships or transactions with the Company that may have a potential conflict with the interests of the Company or could materially influence their independent judgement, apart from the sitting fees paid for attending the meetings of the Board and its Committees.

As required under Regulation 46 of the SEBI Listing Regulations, as amended, the terms and conditions of appointment of Independent Directors including their role, responsibility and duties are available on our website at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

c) Changes in the Board during the financial year ended March 31, 2026

- 1) Ms. Rupali Chopra (DIN: 07168858) ceased to be the Non-Executive Independent Director of the Company with effect from the conclusion of the 40th AGM of the Company held on September 25, 2025, consequent upon completion of two terms as Non-Executive Independent Director of the Company.
- 2) The Shareholders of the Company had appointed Ms. Archana Tripathi (DIN:11253589) as the Non-Executive Non-Independent Director of the Company with effect from the conclusion of the 40th AGM of the Company held on September 25, 2025.
- 3) The Shareholders of the Company had re-appointed Mr. Pankaj Bajaj (DIN: 00024735) as the Chairman cum Managing Director of the Company for a further period of 5 (five) years with effect from May 14, 2026 in the AGM held on September 25, 2025.

d) Changes in the Board subsequent to the financial year ended March 31, 2026

- i. Mr. Shrikant Jajodia (DIN: 00602511), Director of the Company retires by rotation at the ensuing AGM and being eligible, offers himself for re-appointment.

e) Number of Board Meetings, attendance of Directors at the Meetings of the Board and at the AGM

The Board meetings are held at regular intervals to review the Company's operations and to consider, among other businesses, the quarterly performance, strategic planning, policy formulation and financial results of the Company. The Notice and Agenda of the Board Meeting is circulated to all the Directors well in advance and contains all relevant information for perusal of the Board so as to facilitate discussion and informed decision making in the Board Meetings. The Company Secretary under the direction of the Chairman prepares the agenda for the meetings along with the notes thereto and circulates it to the Directors, along with the Notice of the Board Meeting. Wherever it is not possible to convene a Board Meeting, resolutions are passed by circulation under Section 175 of the Act, in order to meet the business exigencies. Video conferencing facility was also made available to facilitate the Directors travelling/residing at other locations to participate in the Board Meetings. The Company adheres to the Secretarial Standards on the Board Meetings as prescribed by the Institute of Company Secretaries of India ("ICSI").

During the financial year ended March 31, 2026, total 5 (five) Board Meetings were held on Thursday, May 22, 2025, Tuesday, August 12, 2025, Friday, August 29, 2025, Wednesday, November 12, 2025 and Tuesday, February 10, 2026.

The attendance of the Directors at the abovementioned Board meetings is as under:

Name of the Director	Category	No. of Board Meetings held during the year	No. of Board Meetings attended	Whether attended the last AGM held on September 25, 2025 through VC
Pankaj Bajaj	Chairman, Executive Director and Promoter	5	5	No
Shrikant Jajodia	Non-Executive Non-Independent Director	5	5	Yes
Archana Tripathi*	Non-Executive Non-Independent Director	2	2	Yes
Ajay Mehra	Non-Executive Independent Director	5	4	Yes
Pawan Kumar Dhawan	Non-Executive Independent Director	5	4	Yes
Harendra Kumar Jaggi	Non-Executive Independent Director	5	5	Yes
Rupali Chopra**	Non-Executive Independent Director	3	3	No

*Appointed w.e.f. September 25, 2025.

**Ceased to be Non-Executive Independent Director w.e.f. September 25, 2025.

The Company convened minimum of one Board Meeting in each quarter as required under the Act and the SEBI Listing Regulations as amended, and the Company ensured maximum gap between two Board Meetings has not exceeded one hundred and twenty days. The necessary quorum was present for all the Meetings.

f) Familiarisation Programme for Independent Directors

The Company has designed a familiarisation program to introduce/induct all new Independent Directors to the Company and its business & operations. This program plays a vital role in enabling the Board members to understand the organisation, its operations, culture, governance practices and also their roles, responsibilities, and expectations, thereby facilitating their effective contribution to the Board's work. Systems and resources are made available to the members of the Board.

The Policy on familiarisation program for Independent Directors and its details are posted on the website of the Company and can be accessed at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

g) Meeting of Independent Directors

For the Board to exercise free and fair judgement in all matters related to the functioning of the Company as well as the Board, it is important for the Independent Directors to have meetings without the presence of the executive management.

Section 149(8) read with Schedule IV of the Act and Regulation 25(3) of SEBI Listing Regulations require

the Independent Directors of the Company to hold at least one meeting as per regulatory requirements without the attendance of non-independent directors and members of the management. In view of the aforesaid requirements, the Independent Directors of the Company met on February 10, 2026.

At the said meeting, the Independent Directors (a) reviewed the performance of Non-Independent Directors and the Board of Directors as a whole; (b) reviewed the performance of the Chairman of the Company; and (c) assessed the quality, quantity and timeliness of flow of information between the Management of the Company and the Board of Directors that is necessary for the Board of Directors to effectively and reasonably perform their duties.

h) Core Skills/expertise/competencies of the Board of Directors

The Board is satisfied that the current composition reflects an appropriate mix of knowledge, skills, experience, diversity, and independence. The Board provides leadership, strategic guidance, objective and an independent view to the Company's management while discharging its fiduciary responsibilities, thereby ensuring that the management adheres to high standards of ethics, transparency and disclosure.

The Board comprises of qualified members who possess required skills, expertise and competencies identified by the Board members as required in the context of the Company's business and that the said skills are available within the Board Members. The Board has identified the following skills/expertise/competencies fundamental for the effective functioning of the Company:

- Industry Expertise
- Strategy and Leadership
- Financial Expertise
- Technical and Professional Skills
- Corporate Governance and Ethics
- General Management and Leadership

In terms of requirement of the SEBI Listing Regulations, in the table below, the specific areas of focus or expertise of individual Directors have been highlighted.

Name of the Directors	Areas of Skills/Expertise/Competencies					
	Industry Expertise	Strategy and Leadership	Financial Expertise	Technical and Professional Skills	Corporate Governance and Ethics	General Management and Leadership
Pankaj Bajaj	✓	✓	✓	✓	✓	✓
Shrikant Jajodia	✓	✓	✓	✓	✓	✓
Archana Tripathi	✓	✓	✓	✓	✓	✓
Ajay Mehra	✓	✓	✓	✓	✓	✓
Pawan Kumar Dhawan	✓	✓	✓	✓	✓	✓
Harendra Kumar Jaggi	✓	✓	✓	✓	✓	✓

3. COMMITTEES OF THE BOARD

The Board Committees play a vital role in ensuring sound Corporate Governance practices. The Committees are constituted to handle specific activities and ensure speedy resolution of the diverse matters. This division of responsibilities ensures thorough oversight, informed decision-making and strategic focus, ultimately strengthening Company's overall Governance Framework. The Board Committees are set up under the formal approval of the Board to carry out clearly defined roles which are considered to be performed by members of the Board, as a part of good governance practice. The Board supervises the execution of its responsibilities by the Committees and is responsible for their action. The minutes of the meetings of all the Committees are placed before the Board for review.

As required under the Act and the SEBI Listing Regulations and to cater on specific matters, the Board of Directors have constituted various Committees. These Committees are entrusted with such powers and functions as detailed in their terms of reference. The terms of reference of the Committees are in line with the provisions of the SEBI Listing Regulations, the Act and the Rules made thereunder.

During the year, the Board has accepted the recommendations of the Committees on matters where such recommendation is mandatorily required. There have been no instances where such recommendations have not been considered.

The Board has established the following Committees:

- a) Audit Committee
- b) Nomination and Remuneration Committee
- c) Stakeholders Relationship Committee
- d) Corporate Social Responsibility Committee

Details on the role and composition of these Committees, including the number of meetings held during the financial year and the related attendance, are provided below.

A. Audit Committee

The primary objective of the Audit Committee is to monitor and provide an effective supervision of the Management's financial reporting process, to ensure accurate and timely disclosures, with the highest levels of transparency, integrity and quality of financial reporting.

The Audit Committee of the Company is constituted in line with the provisions of Regulation 18 of the SEBI Listing Regulations read with Section 177 of the Act.

(i) Terms of Reference

The terms of reference and powers of the Audit Committee are in accordance with the requirements of Regulation 18 read with Part C of Schedule II of the SEBI Listing Regulations and Section 177 of the Act. The Audit Committee of the Company is

entrusted with the responsibility to supervise the Company's internal controls and financial reporting process and *inter-alia*, performs the following functions:

- a) Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
- b) Reviewing with the management, the financial results and annual financial statements and the auditors' report thereon before submission to the Board for approval;
- c) Reviewing management discussion and analysis of financial condition and results of operations, statement of significant Related Party Transactions as submitted by management, Internal Audit Report;
- d) Reviewing, approving or subsequently modifying transactions of the Company with related parties in accordance with the Related Party Transaction Policy of the Company;
- e) Recommendation for appointment / re-appointment, remuneration and terms of appointment of Auditors of the Company and approval for payment of any other services;
- f) Review and monitor the auditor's independence and performance and effectiveness of audit process;
- g) Scrutiny of inter-corporate loans and investments;
- h) Review management letters/letters of internal control weaknesses issued by the Statutory Auditors;
- i) Reviewing the adequacy of internal audit function and discussing with Internal Auditor on the significant findings and reviewing the progress of corrective actions on such issues;
- j) Evaluation of the internal financial controls and risk management systems;
- k) Review the functioning of the whistle blower mechanism;
- l) Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

(ii) Composition, Meetings & Attendance

The composition of Audit Committee and details of attendance of the members during FY 2025-2026 are given below:

S. No.	Name of the Director	Category	Designation in the Committee	Attendance
1.	Mr. Pawan Kumar Dhawan	Non-Executive Independent Director	Chairman	4/5
2.	Mr. Pankaj Bajaj	Chairman cum Managing Director	Member	5/5
3.	Mr. Ajay Mehra	Non-Executive Independent Director	Member	4/5
4.	Mr. Harendra Kumar Jaggi	Non-Executive Independent Director	Member	5/5

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary to the Audit Committee.

The Audit Committee met 5 (five) times during the financial year i.e. Thursday, May 22, 2025, Tuesday, August 12, 2025, Friday, August 29, 2025, Wednesday, November 12, 2025 and Tuesday, February 10, 2026. The Company is in compliance with the requirements of the SEBI Listing Regulations and the Act, in terms of time gap between any two Audit Committee Meetings. The requisite quorum was present for all the meetings. All the decisions at the Audit Committee meetings were taken unanimously. The minutes of each Audit Committee meeting are placed in the next meeting of the Board. All the recommendations made by the Committee during the year under review were accepted by the Board.

Mr. Pawan Kumar Dhawan, Chairman of the Audit Committee attended the previous AGM held on September 25, 2025.

B. Nomination and Remuneration Committee

The purpose of the Nomination and Remuneration Committee ("**NRC**") is to oversee the Company's nomination process including succession planning for the senior management and the Board and specifically to assist the Board in identifying, screening and reviewing individuals qualified to serve as Executive and Non-Executive Directors and determine the role and capabilities required for Independent Directors consistent with the criteria as stated by the Board in its Nomination and Remuneration Policy.

The NRC has formulated the Nomination and Remuneration Policy for Directors, Key Managerial Personnels ("**KMPs**") and all other employees of the Company in compliance with Section 178 of the Act read with the applicable Rules thereto, which has been posted on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

(i) Terms of Reference

The terms of reference of the NRC are in accordance with the requirements of Regulation 19 read with Part D of Schedule II of the SEBI Listing Regulations and Section 178 of the Act. The broad terms of reference of the NRC *inter-alia* are:

- Formulating criteria for determining qualifications, positive attributes and independence of a director;
- Recommending to the Board a policy, relating to the remuneration of the Directors, KMPs and other employees;
- Formulation of criteria for evaluation of performance of Independent Directors and the Board of Directors;

For every appointment of an Independent Director, NRC 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;

- Devising a policy on Board Diversity;
- Identify persons who are qualified to become Directors and who may be appointed in senior management and recommend to the Board for their appointment and removal;
- Whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent Directors;
- Recommend to the Board, all remuneration, in whatever form, payable to the senior management;
- To carry out such other functions as mentioned in the terms of reference of the NRC or prescribed under applicable statutory/regulatory requirements from time to time.

(ii) Composition, Meetings & Attendance

The composition of NRC and details of attendance of the members during FY 2025-2026 are given below:

S. No.	Name of the Director	Category	Designation in the Committee	Attendance
1.	Mr. Harendra Kumar Jaggi	Non-Executive Independent Director	Chairman	3/3
2.	Mr. Ajay Mehra	Non-Executive Independent Director	Member	3/3
3.	Mr. Pawan Kumar Dhawan	Non-Executive Independent Director	Member	2/3

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary to the NRC.

The NRC met 3 (three) times during the financial year i.e. Thursday, May 22, 2025, Friday, August 29, 2025 and Tuesday, February 10, 2026. The composition of the NRC is in compliance with the requirements of Section 178 of the Act and Regulation 19 of the SEBI Listing Regulations. The requisite quorum was present for all the meetings.

Mr. Harendra Kumar Jaggi, Chairman of the NRC attended the previous AGM held on September 25, 2025.

(iii) Performance Evaluation

In terms of the requirements of the Act and the SEBI Listing Regulations, an annual performance evaluation of the Board is undertaken where the Board formally assesses its own performance with an aim to improve the effectiveness of the Board and the Committees.

The Company has a structured assessment process, wherein the NRC of the Company has laid down

the process for an effective manner of performance evaluation of the Board, its Committees and the Directors, including the Chairman.

The evaluation is carried out in a confidential manner and the Directors provide their feedback by rating based on various metrics.

The Independent Directors at their separate meeting reviewed the performance of Non-Independent Directors, the Board as a whole and the Chairman of the Company after considering the views of other Directors, the quality, quantity and timeliness of flow of information between the Company management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

The performance evaluation framework is in place and the evaluation questionnaires were circulated to the members of the Board and Committees soliciting their feedback on the performance of the Board, its committees and individual Directors for the financial year 2025-26.

The Board evaluation process was completed for the financial year 2025-26. The outcome of the engagement was presented to the NRC and the Board of Directors of the Company.

The overall performance evaluation exercise was completed to the satisfaction of the Board. The Board of Directors deliberated on the key outcomes and actionable areas, agreed to take the necessary steps going forward.

C. Stakeholders Relationship Committee

The Stakeholders Relationship Committee ("SRC") of the Company has been constituted in line with the provisions of Regulation 20 of the SEBI Listing Regulations read with Section 178(5) of the Act.

(i) Terms of Reference

The SRC is, *inter-alia*, entrusted with the following responsibilities by the Board of Directors of the Company:

- To 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.;

- To review measures taken for effective exercise of voting rights by shareholders;
- To review adherence to the service standards adopted in respect of various services being rendered by the Registrar & Share Transfer Agent;
- To review various measures and initiatives taken for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants / annual reports / statutory notices by the shareholders of the Company;
- To carry out such other functions as mentioned in the terms of reference of the SRC or prescribed under applicable statutory/regulatory requirements from time to time.

(ii) Composition, Meetings & Attendance

The composition of SRC and details of attendance of the members during FY 2025-2026 are given below:

S. No.	Name of the Director	Category	Designation in the Committee	Attendance
1.	Mr. Ajay Mehra	Non-Executive Independent Director	Chairman	3/4
2.	Mr. Shrikant Jajodia	Non-Executive Non-Independent Director	Member	4/4
3.	Mr. Pawan Kumar Dhawan	Non-Executive Independent Director	Member	3/4

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary to the Stakeholders Relationship Committee.

The SRC met 4 (four) times during the financial year i.e. Thursday, May 22, 2025, Friday, August 29, 2025, Wednesday, November 12, 2025 and Tuesday, February 10, 2026. The requisite quorum was present for all the meetings.

Mr. Ajay Mehra, Non-Executive Independent Director, being the Chairman of the Committee heads the Committee. Mr. Ajay Mehra, Chairman of the SRC attended the previous AGM held on September 25, 2025.

Details of Compliance Officer:

Name: Ms. Chandni Vij

Designation: Company Secretary

Email ID: chandni@eldecousing.co.in

Contact no.: 0522-4039999

Address: Eldeco Corporate Chamber - 1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh-226010

(iii) Details of investor complaints received and resolved for the financial year ended March 31, 2026

Complaints outstanding as on April 1, 2025	NIL
Complaints received during the financial year ended March 31, 2026	1
Complaints resolved during the financial year ended March 31, 2026	1
Complaints outstanding as on March 31, 2026	NIL

D. Corporate Social Responsibility Committee

In compliance with Section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014, the Company has established a Corporate Social Responsibility ("CSR") Committee.

The CSR Committee has been entrusted with the responsibility of formulating and recommending to the Board, a CSR Policy, indicating the activities to be undertaken by the Company as specified in Schedule VII of the Act, recommending to the

Board the amount of expenditure to be incurred on CSR activities and monitoring the implementation and functioning of the CSR Policy of the Company.

CSR Policy of the Company is available at the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

(i) Terms of Reference

The CSR Committee is, *inter-alia*, entrusted with the following key responsibilities by the Board of Directors of the Company:

- a) To recommend to the Board, a CSR Policy (and modifications thereto from time to time) indicating the activities to be undertaken by the Company as specified in Schedule VII of the Act;
- b) To formulate and recommend annual action plan(s) and any modifications thereof;
- c) To recommend to the Board, the amount of expenditure to be incurred on the CSR activities in a financial year and the amount to be transferred to the unspent CSR account in case of ongoing projects and unspent amounts;
- d) To review the progress of CSR initiatives undertaken by the Company;
- e) To monitor the CSR Policy of the Company from time to time;
- f) To carry out such other functions as mentioned in the terms of reference of the CSR Committee or prescribed under applicable statutory/regulatory requirements from time to time.

(ii) Composition, Meetings & Attendance

The composition of CSR Committee and details of attendance of the members during FY 2025-2026 are given below:

S. No.	Name of the Director	Category	Designation in the Committee	Attendance
1.	Mr. Harendra Kumar Jaggi	Non-Executive Independent Director	Chairman	3/3
2.	Mr. Pankaj Bajaj	Chairman cum Managing Director	Member	3/3
3.	Mr. Shrikant Jajodia	Non-Executive Non-Independent Director	Member	3/3

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary to the CSR Committee.

The CSR Committee met 3 (three) times during the financial year i.e. Thursday, May 22, 2025, Wednesday, November 12, 2025 and Tuesday, February 10, 2026. The requisite quorum was present for all the meetings.

Mr. Harendra Kumar Jaggi, Chairman of the CSR Committee attended the previous AGM held on September 25, 2025.

4. REMUNERATION OF DIRECTORS

A. Remuneration to Executive Directors

Remuneration being paid to Directors is recommended by the NRC in compliance with the Nomination and Remuneration Policy as approved by the Board of Directors and subject to the approval accorded by the members of the Company.

Details of remuneration of the Executive Director for the year ended March 31, 2026 is given below:

Name	Designation	Salaries & allowances (in Lakhs)	No. of shares held & percentage
Mr. Pankaj Bajaj	Chairman cum Managing Director	375.00	33,74,735 (34.32%)

The terms of appointment and remuneration of Executive Director are as approved by the shareholders. The tenure of office is five years from date of appointment/re-appointment. There were no severance fees and stock option grants.

B. Sitting fees paid to Non-Executive Directors (including Independent Directors)

Non-Executive Directors are paid remuneration by way of sitting fee for attending meetings of the Board. Further, the remuneration paid to Non-Executive Directors/criteria of making payment to Non-Executive Directors, is in accordance with Nomination & Remuneration Policy adopted and approved by the Board of Directors subject to the requisite approvals, as may be applicable. The Non-Executive Directors, apart from receiving sitting fees do not have any other material pecuniary relationship or transactions with the Company. No stock options have been given to the Directors. Further, they don't hold any equity shares or convertible instruments in the Company.

Nomination and Remuneration Policy include the criteria of making payments to the Non-Executive Directors, term/tenure, basis of remuneration, stock options etc. which can be viewed on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.

Details of sitting fees paid to the Non-Executive Directors during the financial year ended March 31, 2026 are as under:

Name of the Director	Category	Sitting Fees paid (₹)
Mr. Shrikant Jajodia	Non-Executive Non-Independent Director	1,00,000
Mr. Harendra Kumar Jaggi	Non-Executive Independent Director	1,00,000
Mr. Ajay Mehra	Non-Executive Independent Director	80,000
Mr. Pawan Kumar Dhawan	Non-Executive Independent Director	80,000
Ms. Archana Tripathi*	Non-Executive Non-Independent Director	40,000
Ms. Rupali Chopra**	Non-Executive Independent Director	60,000

*Appointed as Director w.e.f. September 25, 2025.

**Ceased to be Director w.e.f. September 25, 2025 on account of her vacating the office of director of the Company upon completion of her tenure.

C. Particulars of Senior Management

The Nomination and Remuneration Policy of the Company defines Senior Management of the Company. Below is the list of Senior Management Personnel of the Company as on March 31, 2026:

Name of Senior Management Personnel	Designation
Mr. Surendra Kumar Jaggi	Chief Operating Officer
Mr. Kapil Saluja	Chief Financial Officer
Ms. Chandni Vij	Company Secretary
Mr. Ijharul Haq Siddiqui	President (Business Development & Public Relations)
Mr. Pankaj Jain*	Vice President (Projects & Planning)
Mr. Sanjay Kumar**	Vice President (Projects & Planning)
Ms. Shachi Verma	Additional General Manager (Human Resource)

*Resigned w.e.f. 14.09.2025

**Appointed w.e.f. 01.09.2025

5. GENERAL BODY MEETINGS

A. Details of previous three AGMs of the Company and special resolutions passed

The details of date, time, location and special resolutions passed at the AGM held in the previous 3 (three) years are as under:

Financial year ended	Date of AGM	Time	Venue	Special Resolutions passed
March 31, 2025	September 25, 2025	3:30 p.m. (IST)	Through Conferencing / Video Conferencing / Other Audio Visual Means. Deemed Venue: Shop no. S-16, Second Floor, Eldeco Station-1, Site No. -1, Sector-12, Faridabad, Haryana-121007	1) Re-appointment of Mr. Pankaj Bajaj (DIN: 00024735) as the Chairman cum Managing Director of the Company. 2) Appointment of Ms. Archana Tripathi (DIN: 11253589) as a Non-Executive Director of the Company. 3) Extension of Tenure of Loan Agreement executed between the Company and Eldeco Infrastructure and Properties Limited.

5. GENERAL BODY MEETINGS (Contd.)

Financial year ended	Date of AGM	Time	Venue	Special Resolutions passed
March 31, 2024	September 19, 2024	3:30 p.m. (IST)	Through Conferencing / Video Audio Visual Means. Deemed Venue: Eldeco Corporate Chamber- 1, 2 nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh-226010	1) Appointment of Mr. Ajay Mehra (DIN: 00022010) as a Non-Executive Independent Director of the Company. 2) Appointment of Mr. Harendra Kumar Jaggi (DIN: 06601383) as a Non-Executive Independent Director of the Company. 3) Appointment of Mr. Pawan Kumar Dhawan (DIN: 07327568) as a Non-Executive Independent Director of the Company. 4) Approval of annual remuneration and overall maximum admissible limit of managerial remuneration payable to Mr. Pankaj Bajaj (DIN: 00024735), Chairman cum Managing Director of the Company.
March 31, 2023	September 22, 2023	2:00 p.m. (IST)	Through Conferencing / Video Audio Visual Means. Deemed Venue: Eldeco Corporate Chamber- 1, 2 nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh-226010	1) Increase in remuneration and maximum admissible limit of the remuneration payable to Mr. Pankaj Bajaj, (DIN: 00024735) Chairman cum Managing Director of the Company.

B. Extraordinary General Meeting

No Extraordinary General Meeting of the members was conducted during the financial year ended March 31, 2026.

C. Details of special resolution passed through postal ballot, the persons who conducted the postal ballot exercise, details of the voting pattern and procedure of postal ballot

During the financial year ended March 31, 2026, none of the businesses were transacted by way of special resolution through postal ballot. Further, no special resolution is currently proposed to be passed through Postal Ballot. None of the businesses proposed to be transacted at the ensuing AGM require passing of a Resolution through Postal Ballot.

6. MEANS OF COMMUNICATION

a) Publication of Financial Results: The quarterly/half yearly/annual financial results of the Company are published within the timeline stipulated in the SEBI Listing Regulations. The results are uploaded on NSE and BSE through their respective portals. The financial results are generally published in leading newspapers in India which includes Business Standard (English and Hindi). They are also available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/corporate-announcements/newspaper-clippings-of-notices-and-financials/financial-results>.

[industries-ltd/investor-relations/corporate-announcements/newspaper-clippings-of-notices-and-financials/financial-results](https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/corporate-announcements/newspaper-clippings-of-notices-and-financials/financial-results).

b) Website: In compliance with Regulation 46 of the SEBI Listing Regulations, the Company has a dedicated section under '**Investor Relation**' on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations> wherein any person can access the corporate policies, annual reports, financial results, investor presentation and shareholding details, etc. and contains all important public domain information.

c) Investors' presentations: The presentations on the performance of the Company are placed on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/reports-and-presentations/investor-presentations> for the benefit of the institutional investors, analysts and other shareholders immediately after the financial results are communicated to the Stock Exchanges.

d) Analyst Meet/Conference Calls: The Company periodically holds quarterly / half-yearly/ annual earnings calls with the investors and analysts where the Company's performance is discussed. Presentations made to investors and analysts, audio / video recording and transcript of the earnings calls with the analysts are

filed with the Stock Exchanges through their respective portals and are also made available on the website of the Company at <https://eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/financial-information/earnings-call-transcripts-and-recordings>

No unpublished price-sensitive information is discussed in the earnings calls / presentations with institutional investors and financial analysts.

- e) **Annual Report:** The Annual Report containing, *inter-alia*, Audited Standalone and Consolidated Financial Statements, Auditors' Report, Directors' Report, Corporate Governance Report, Management's Discussion and Analysis Report and other important information is circulated to the members and others entitled thereto. The Annual Report is also available on the website of the Company at <https://eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/reports-and-presentations/annual-reports>.
- f) **SEBI Complaints Redressal System (SCORES) and Online Dispute Resolution (ODR):** A centralised web-based complaints redressal system which serves as a centralised database of all complaints received, enables uploading of Action Taken Reports (ATRs) by the concerned Company and online viewing by the members of actions taken on the complaint and its current status. The Company submits ATR on timely basis with respect to the complaints received on SCORES Portal.

The members can access the SCORES portal at <https://scores.sebi.gov.in>.

In case any member is still not satisfied with the outcome of the resolution, they can initiate dispute resolution through the ODR Portal at <https://smartodr.in/login>. The ODR Portal has the necessary features and facilities to, *inter-alia*, enroll the member to file the complaint/dispute.

- g) **NEAPS (NSE Electronic Application Processing System) & BSE Listing Centre:** NEAPS and BSE Listing Centre are web-based application designed by NSE & BSE respectively for Corporates to make submissions. All periodical compliance filings *inter-alia* financial results, shareholding pattern, corporate governance reports, corporate announcements, media releases, amongst others are filed electronically in accordance with the SEBI Listing Regulations.
- h) **Reminder letters to members:** Pursuant to the provisions of the Act and the SEBI Listing Regulations, the Company sends reminder letters to those members whose unpaid/unclaimed dividends and shares are liable to be transferred to the IEPF. Also, communication for KYC update is also sent to the members whose shares are held in physical mode to ensure timely credit of dividend and claim other benefits.
- i) **Designated exclusive email ID:** The Company has designated the e-mail ID shareholdercomplaint@eldecohousing.co.in exclusively for investor servicing.

7. GENERAL SHAREHOLDER INFORMATION

a) Details of AGM	Wednesday, September 23, 2026 at 3:30 P.M. IST through Video Conferencing/ Other Audio Visual Means. Deemed Venue for Meeting: Registered Office of the Company at Shop No. S-16, Second Floor, Eldeco Station-1, Site No. -1, Sector-12, Faridabad, Haryana-121007
b) Date of Book Closure	Thursday, September 17, 2026 to Wednesday, September 23, 2026 (both days inclusive).
c) Registered Office*	Shop No. S-16, Second Floor, Eldeco Station-1, Site No. -1, Sector-12, Faridabad, Haryana-121007
d) Corporate Office	Eldeco Corporate Chamber- 1, 2 nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh-226010 Ph. No.: 0522-4039999, Fax No.: 0522-4039900 E-mail: eldeco@eldecohousing.co.in
e) Corporate Identity Number (CIN)	L45202HR1985PLC132536
f) Financial year	The financial year of the Company starts from the 1 st day of April and ends on 31 st day of March of the next year.

7. GENERAL SHAREHOLDER INFORMATION (Contd.)

g) Financial Reporting Calendar	The Company follows April - March as its financial year. The financial results for every quarter beginning from April are declared within 45 days from the end of the quarter except for the last quarter, for which the results are declared within 60 days from the end of the financial year i.e. on or before May 30 as permitted under the SEBI Listing Regulations.											
h) Dividend	Final dividend of ₹ 9/- per equity share of face value of ₹ 2/- each fully paid up (450%) for the financial year ended March 31, 2026 has been recommended by the Board of Directors to the members for their approval.											
i) Record date/ Dividend Payment Date	The proposed dividend, if so approved, shall be paid to the members whose names appear in the Register of Members as on Wednesday, September 16, 2026 and in respect of shares held in dematerialised form, it shall be paid to members whose names are furnished by the NSDL and the CDSL, as beneficial owners as on that date within 30 (thirty) days of it being declared at the ensuing AGM.											
j) Listing on Stock Exchanges	The Equity Shares of the Company are frequently traded and are listed with the following stock exchanges: <table><tr><th>Name & address of Stock Exchange</th><th>International Securities Identification Number (ISIN)</th><th>Scrip Code/ Symbol</th></tr><tr><td>BSE Limited (BSE) Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400001; Phone: 022-22721233, 22721234; Website: www.bseindia.com</td><td></td><td>523329</td></tr><tr><td>National Stock Exchange of India Limited (NSE) Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai 400051; Phone: 022-26598100-8114; Website: www.nseindia.com</td><td>INE668G01021</td><td>ELDEHSC</td></tr></table>			Name & address of Stock Exchange	International Securities Identification Number (ISIN)	Scrip Code/ Symbol	BSE Limited (BSE) Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400001; Phone: 022-22721233, 22721234; Website: www.bseindia.com		523329	National Stock Exchange of India Limited (NSE) Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai 400051; Phone: 022-26598100-8114; Website: www.nseindia.com	INE668G01021	ELDEHSC
Name & address of Stock Exchange	International Securities Identification Number (ISIN)	Scrip Code/ Symbol										
BSE Limited (BSE) Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400001; Phone: 022-22721233, 22721234; Website: www.bseindia.com		523329										
National Stock Exchange of India Limited (NSE) Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai 400051; Phone: 022-26598100-8114; Website: www.nseindia.com	INE668G01021	ELDEHSC										
k) Listing Fees	The listing fee for the financial year 2026-27 has been paid to BSE and NSE in April, 2026.											
l) Registrar and Share Transfer Agent	Skyline Financial Services Private Limited D-153 A, 1 st Floor, Okhla Industrial Area, Phase -1, New Delhi-110 020 Phone: 011-40450193-97; E-mail: info@skylinerta.com ; parveen@skylinerta.com Website: www.skylinerta.com											

*w.e.f. May 26, 2025

m) Suspension of trading in securities

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

n) Share Transfer System

In terms of Regulation 40(1) of the SEBI Listing Regulations, as amended from time to time, securities can be transferred only in dematerialised form with effect from April 1, 2019. Further, SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated January 25, 2022 read with SEBI Circular No. SEBI/HO/MIRSD/POD-1/P/CIR/2024/37 dated May 7, 2024, mandated all listed companies to issue securities in dematerialised form only, while processing the service request of 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.

In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialisation, members are advised to dematerialise the shares held by them in physical form. Members can contact the Company or RTA, for assistance in this regard.

o) Shareholding details of the Company:

I. Distribution of Shareholding of the Company as on March 31, 2026 is as follows:

No. of Shares	No. of Shareholders	% to total shareholders	No. of Shares held	% to holding
Upto 500	3,241	88.29	2,56,567	2.61
501 – 1,000	187	5.09	1,54,750	1.57
1,001 – 2,000	98	2.67	1,52,533	1.55
2,001 – 3,000	44	1.20	1,12,840	1.15
3,001 – 4,000	12	0.33	43,219	0.44
4,001 – 5,000	19	0.52	92,445	0.94
5,001 – 10,000	21	0.57	1,40,102	1.42
10,000 and above	49	1.33	88,80,544	90.31
Total	3,671	100.00	98,33,000	100.00

II. Shareholding Pattern of the Company as on March 31, 2026:

Category	No. of Shares	% of Shareholding
Promoters		
a) Individuals/Hindu Undivided Family	53,41,335	54.32
b) Bodies Corporate	50,000	0.51
Total (A)	53,91,335	54.83
Public Shareholding (Non-Institution)		
a) Bodies Corporate	22,11,998	22.50
b) Individuals/HUF	17,70,513	18.01
c) NRI/OCB's	67,277	0.68
d) Unclaimed shares (IEPF)	1,90,135	1.93
e) Others (FPI- Category I & II, Trusts, AIF and Firms)	2,01,742	2.05
Total (B)	44,41,665	45.17
Grand Total (A+B)	98,33,000	100.00

III. Dematerialisation of Shares

The Company's Equity Shares are compulsorily traded in dematerialised form on NSE and BSE. The Company has arrangements with both NSDL and CDSL for demat facility. As on March 31, 2026, 96,78,305 equity shares representing 98.43% of the Company's total shares, were held in dematerialised form and the balance 1,54,695 equity shares representing 1.57% of the Company's total shares, were in the physical form. Under the Depository System, the International Securities Identification Number ("**ISIN**") allotted to the Company's Equity Shares is INE668G01021 w.e.f January 18, 2022. Earlier, the ISIN was INE668G01013 which has been cancelled pursuant to sub-division of shares.

The shareholders holding shares in physical form are requested to dematerialise their shares for safeguarding their holdings and managing the same hassle free. Shareholders are accordingly requested to get in touch with any of the DP registered with SEBI to open a Demat account. The shareholders may also visit website of the Depositories viz. NSDL or CDSL for further understanding of the demat procedure.

p) Address for correspondence (Physical/Electronic mode)

The shareholders may send their communication, grievances or queries to the following:

Registrar and Share Transfer Agent	Company Secretary
Skyline Financial Services Private Limited (Unit: Eldeco Housing and Industries Limited) Address: D-153 A, 1 st Floor, Okhla Industrial Area, Phase -1, New Delhi-110 020 Phone: 011-40450193-97 E-mail: info@skylinerta.com ; parveen@skylinerta.com Website: www.skylinerta.com	Eldeco Housing and Industries Limited Address: Eldeco Corporate Chamber-1, 2 nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh-226010 Ph. No.: 0522-4039999 Fax No.: 0522-4039900 E-mail: shareholdercomplaint@eldecousing.co.in ; chandni@eldecousing.co.in Website: www.eldecogroup.com

q) Outstanding Global Depository Receipts (GDRs) or American Depository Receipts (ADRs) or Warrants, etc.

The Company has not issued any GDRs/ADRs/Warrants or any convertible instruments during the financial year under review and the Company does not have any outstanding GDRs/ADRs/Warrants or any convertible instruments.

r) Reconciliation of Share Capital

As stipulated by SEBI, a qualified Company Secretary in practice carries out on a quarterly basis reconciliation of the share capital audit of the Company confirming that the total issued/paid up share capital of the Company is in agreement with the total number of shares in physical form and the total number of dematerialised shares held with NSDL and CDSL.

s) Equity shares in the suspense account

In accordance with the requirement of Regulation 34(3) and Part F of Schedule V of the SEBI Listing Regulations, details of equity shares in the suspense account are as follows:

S. No.	Particulars	Number of shareholders	Number of equity shares
1.	Aggregate number of shareholders and the outstanding shares in the suspense account lying as on April 1, 2025 (A)	221	1,85,325
2.	Shareholders whose shares are transferred to the demat account of the IEPF Authority as per Section 124 of the Act during the year (B)	13	12,210
3.	Shareholders to whom shares were transferred from suspense account during the year (C)	11	7,400
4.	Aggregate number of shareholders and the outstanding shares lying in the suspense account as on March 31, 2026 (A+B-C)	223	1,90,135
5.	The voting rights on the shares outstanding in the suspense account as on March 31, 2026 shall remain frozen till the rightful owner of such shares claims the shares.		

8. OTHER DISCLOSURES

- a) There are no materially significant related party transactions of the Company which pose a potential conflict with the interest of the Company. The disclosure of all related party transactions are set out in notes forming part of the financial statements of the Company. The policy framed by the Company on dealing with Related Party Transactions is posted on the Company's website at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.
- b) The instances of non-compliance, penalties or strictures imposed on the Company by the Stock Exchanges, SEBI or any statutory authority, on any matter related to capital markets, during the last three years are as follows:
- With respect to the penalty for non-submission of the Annual Report for FY 2017-2018, the Company had submitted that the AGM was held on September 28, 2018 and the Annual Report was duly submitted to BSE Limited on October 4, 2018, within the prescribed timeline under Regulation 34(1) of the SEBI Listing Regulations. Accordingly, there was no delay in submission of the Annual Report.
 - With respect to the penalty under Regulation 33 of the SEBI Listing Regulations, the Company had submitted the Audited Financial Results for FY 2014-2015 to BSE Limited on May 31, 2015, within the prescribed timeline. The revised submission made on June 2, 2015 was solely to rectify a typographical error in the date appearing in the notes to the financial results and did not constitute any delay in submission.
 - The Company did not receive the aforesaid letters relating to non-submission of Annual Report and the Audited Financial Results.
 - Without prejudice to the above, the Company remitted an amount of ₹62,540/- through NEFT towards the penalty, in good faith and to avoid any further inconvenience or procedural delay.
- c) The Company has adopted a Whistle Blower Policy & Vigil Mechanism for directors, employees and stakeholders to report concerns about unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct. The said policy has been posted on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>.
- The Company affirms that no personnel has been denied access to the Chairman of the Audit Committee of the Company.
- d) All mandatory requirements of the SEBI Listing Regulations have been complied with by the Company. The status of compliance with the discretionary requirements, as stated under Part E of Schedule II to the SEBI Listing Regulations, is as under:
- Shareholder Rights:** The quarterly, half-yearly and annual financial results of the Company are posted on the Company's website and extracts of these results in the prescribed format are published in the newspapers. The complete Annual Report is sent to the Shareholders of the Company.
 - Modified opinion(s) in audit report:** The auditors have expressed an unmodified opinion in their report on the financial statements of the Company for the financial year ended March 31, 2026.
 - Reporting of Internal Auditor:** The Internal Auditor reports to the Audit Committee.
- e) The Company has formulated a policy for determining 'Material Subsidiaries' and on dealing with 'Related Party Transactions' and the same has been posted on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>
- f) A Certificate has been received from M/s. R K Tandon & Associates, Company Secretaries & Corporate Consultants represented by Mr. R. K. Tandon (Mem. No.: F672 & COP No.: 3556) confirming that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as Directors of Companies by SEBI/Ministry of Corporate Affairs or any such statutory authority and the same is reproduced at the end of this report and is attached as "Annexure F".
- g) During the financial year ended March 31, 2026, all the recommendations made by the committees of the Board have been accepted by the Board.
- h) Details relating to the total fees for FY 2025-2026 for all services availed by the Company and its subsidiaries, on a consolidated basis, from the statutory auditors and all entities in the network firm/network entity of which the statutory auditor is a part, is given in the notes to the standalone & consolidated financial statements.

- i) The details of number of complaints filed and disposed off during the year and pending as on March 31, 2026, in relation to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 are provided in the Directors' report.
- j) Pursuant to the provisions of Section 186 of the Act, particulars of loans, guarantees and investments made by the Company have been disclosed in the notes to the financial statements.
- k) Details of material subsidiary of the Company:

S. No.	Name of material subsidiary	Date and place of incorporation	Name of Statutory Auditor	Date of Appointment of statutory auditor
1.	Omni Farms Private Limited	February 16, 1989; New Delhi	Doogar & Associates, Chartered Accountants	19.09.2022

- l) A Certificate has been received from M/s R K Tandon & Associates, Company Secretaries & Corporate Consultants represented by Mr. R. K. Tandon (Mem. No.: F672 & COP No.: 3556) as required under the SEBI Listing Regulations regarding Compliance of Conditions of Corporate Governance and the same is reproduced at the end of this report and is attached as **"Annexure-G"**.
- m) Mr. Pankaj Bajaj, Chairman cum Managing Director and Mr. Kapil Saluja, Chief Financial Officer of the Company have provided Compliance Certificate to the Board in accordance with Regulation 17(8) read with Part B of Schedule II of the SEBI Listing Regulations and is annexed to this Annual Report as **"Annexure-H"**.
- n) The Company is in compliance with the requirements stipulated in Regulation 17 to 27 read with Schedule V and Clause (b) to (i) of Regulation 46(2) of the SEBI Listing Regulations.

9. COMPLIANCE WITH THE CODE OF CONDUCT

The Code of Conduct for the Directors and Senior Management of the Company has been laid down by the Board and the same is posted on the website of the Company at www.eldecogroup.com. A declaration signed by the Chairman cum Managing Director affirming the compliance with the Code of Conduct by the Board Members and Senior Management Personnel of the Company is appended as **"Annexure-I"** to this report.

“Annexure-F”

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

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

To
The Members,
Eldeco Housing and Industries Limited
Shop No. S-16, Second Floor,
Eldeco Station-1, Site No. -1,
Sector-12, Faridabad, Haryana-121007

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Eldeco Housing and Industries Limited** having CIN: **L45202HR1985PLC132536** and having registered office at Shop No. S-16, Second Floor, Eldeco Station-1, Site No.-1, Sector-12, Faridabad, Haryana-121007 and corporate office at Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, UP- 226010 (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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & 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 March 31, 2026, have been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

S. No.	Name of Director	DIN	Date of Appointment
1.	Mr. Pankaj Bajaj	00024735	15.05.2006
2.	Mr. Shrikant Jajodia	00602511	01.10.2013
3.	Mr. Ajay Mehra	00022010	19.09.2024
4.	Mr. Harendra Kumar Jaggi	06601383	19.09.2024
5.	Mr. Pawan Kumar Dhawan	07327568	19.09.2024
6.	Ms. Archana Tripathi*	11253589	25.09.2025

*appointed as a director w.e.f 25.09.2025.

Ensuring the eligibility for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these, based on our verification. This Certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For R K Tandon & Associates

R. K. Tandon
Partner
M. No.: F672
CP No.: 3556

Date: August 12, 2026
Place: Lucknow
UDIN: F000672H001100694

“Annexure-G”

COMPLIANCE CERTIFICATE ON CORPORATE GOVERNANCE

To
The Members,
Eldeco Housing and Industries Limited
Shop No. S-16, Second Floor,
Eldeco Station-1, Site No. -1,
Sector-12, Faridabad, Haryana-121007

We have examined the compliance of the conditions of Corporate Governance by Eldeco Housing and Industries Limited (**“the Company”**), for the year ended March 31, 2026, as stipulated under Regulations 17 to 27, clauses (b) to (i) and (t) of Regulation 46(2) and Para C, D and E of Schedule V to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**“SEBI Listing Regulations”**) pursuant to the Listing Agreement of the Company with the Stock Exchanges.

The compliance of conditions of Corporate Governance as stipulated under the SEBI Listing Regulations is the responsibility of the management of the Company. Our examination was limited to procedures 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 opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated under Regulations 17 to 27, clauses (b) to (i) and (t) of Regulation 46(2) and Para C, D and E of Schedule V to the SEBI Listing Regulations for the year ended on March 31, 2026.

We 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 R K Tandon & Associates

Date: August 12, 2026
Place: Lucknow
UDIN: F000672H001100881

R. K. Tandon
Partner
M. No.: F672
CP No.: 3556

“Annexure-H”

COMPLIANCE CERTIFICATE

MANAGING DIRECTOR AND CHIEF FINANCIAL OFFICER CERTIFICATION

In accordance with Regulation 17(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby certify that:

- A. We have reviewed the audited standalone and consolidated financial statements and the cash flow statement of Eldeco Housing and Industries Limited for the year ended March 31, 2026 and that to the best of our knowledge and belief:
 - (i) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - (ii) 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.
- B. 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 violative of the Company's code of conduct.
- C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps have been taken or proposed to be taken to rectify the deficiencies, if any.
- D. We have indicated to the auditors and the Audit committee:
 - (i) significant changes in internal control over financial reporting during the year, if any;
 - (ii) significant changes in accounting policies during the year, if any, have been disclosed in the notes to the financial statements; and
 - iii) that there are no instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Date: May 25, 2026

Place: New Delhi

Pankaj Bajaj

Chairman cum Managing Director
DIN: 00024735

Kapil Saluja

Chief Financial Officer
Mem. No.: 436292

“Annexure-I”

DECLARATION ON CODE OF CONDUCT

(In terms of Schedule V to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015)

This is to confirm that pursuant to the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has laid down a Code of Conduct applicable to the Board Members as well as the Senior Management Personnel of the Company. The said code has also been posted on the Company's website at www.eldecogroup.com. All the Board Members and the Senior Management Personnel of the Company have affirmed compliance with the said Code of Conduct for the financial year ended March 31, 2026.

For and on behalf of the Board of
Eldeco Housing and Industries Limited

Date: May 25, 2026
Place: New Delhi

Pankaj Bajaj
Chairman cum Managing Director
DIN: 00024735

Independent Auditors' Report

To the Members of Eldeco Housing and Industries Limited
Report on the Audit of Standalone Financial Statements

OPINION

We have audited the accompanying Standalone Financial Statements of **Eldeco Housing and Industries Limited ("the Company")**, which comprise the Balance Sheet as at 31st March, 2026, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Equity for the year ended and Notes to Financial Statements including 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 Standalone 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 (**"IND AS"**) prescribed under Section 133 of the Act read with the Companies Rules, 2015, as amended and accounting principles generally accepted in India of the state of affairs of the Company as at 31st March, 2026 and the profit (including other comprehensive income), its cash flows and changes in equity for the year then ended.

BASIS FOR OPINION

We conducted our audit of the Standalone 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 ethical 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 Standalone Financial Statements.

KEY AUDIT MATTERS

Key Audit Matters (**"KAM"**) are those matters that, in our professional judgement, were of most significance in our audit of the Standalone Financial Statements of the current period. 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. We have determined following key audit matters to be communicated in our report:

Description of Key Audit Matters

Key Audit Matters	How the Key Audit Matter was addressed in our audit report
Revenue Recognition The Company's most significant revenue streams involve sale of residential and commercial units representing 94.46% of the total revenue from operations of the Company. Revenue is recognised post transfer of control of residential and commercial units to customers for the amount/consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable. The Company records revenue over time till the actual possession to the customers or on actual possession to the customers, as determined by the terms of contract with customers.	Our audit procedures included following: - Evaluating the design and implementation and tested operating effectiveness of key internal controls over revenue recognition. - Evaluating the accounting policies adopted by the Company for revenue recognition to check those are in line with the applicable accounting standards and their consistent application to the significant sales contracts. - Scrutinizing the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk based criteria, with relevant underlying documentation.

Description of Key Audit Matters (Contd.)

Key Audit Matters	How the Key Audit Matter was addressed in our audit report
	- Testing timeliness of revenue recognition by comparing individual sample sales transactions to underlying contracts. - Conducting site visits during the year for selected projects to understand the scope, nature and progress of the projects. - Considering the adequacy of the disclosures in the Standalone Financial Statements in respect of the judgements taken in recognising revenue for residential and commercial property units in accordance with IND AS 115.

INFORMATION OTHER THAN THE STANDALONE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The Company's Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditor's report thereon. The 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 do 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 the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE 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, Cash Flows and Changes in Equity of the Company in accordance with the accounting principal generally accepted in India including IND AS specified under Section 133 of Act. 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 judgements 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 Standalone 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, 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 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 are responsible for overseeing the Company's financial reporting process.

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 decision of users taken on the basis of these Standalone Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgement 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 in the Standalone Financial Statements by 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 Standalone 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 Standalone 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 Standalone 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.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 (**"the Order"**) issued by the Central Government in terms of Section 143(11) of the Act, we give in **"Annexure A"** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the 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 Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flow and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of accounts.
 - d) In our opinion, the aforesaid Standalone Financial Statements comply with the IND AS specified under Section 133 of the Act.
 - e) On the basis of the written representations received from the directors as on 1st April, 2026 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2026 from being appointed as a Director in terms of Section 164 (2) of the Act.

- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with 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 has disclosed the impact of pending litigations on its financial position in its Standalone Financial Statements – Refer Note 37 to the Standalone Financial Statements.
 - II. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31st March, 2026.
 - III. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - IV. (a) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (b) The Management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (c) Based on 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 as provided under (a) and (b) above, contain any material misstatement.
 - V. (a) The final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with Section 123 of the Act, as applicable.
 - (b) No interim dividend was declared or paid during the year by the Company.
 - (c) The Board of Directors of the Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with section 123 of the Act to the extent it applies to declaration of dividend.
 - VI. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of accounts, which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective software.

Further, where audit trail (edit log) facility was enabled and operated throughout the year for the respective accounting software, we did not come across any instance of the audit trail feature being tampered with. However, due to the inherent limitation of the accounting software, we are unable to comment whether there were any instances of the audit trail feature been tampered during the audit period. Further, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

3. As required by Section 197(16) of the Act based on our audit, we report that the Company has paid remuneration to its Directors during the year in accordance with the provisions of and limits laid down under Section 197 read with Schedule V of the Act.

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642
UDIN: 26401642HUJQFV8160

Place: New Delhi
Date: May 25, 2026

Annexure - A

To the Independent Auditors Report

(Referred to in paragraph 1 under the heading “Report on other Legal and Regulatory Requirements” section of our report to the members of Eldeco Housing and Industries Limited of even date)

- 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) The Company has a program of physical verification of Property, Plant and Equipment and right of use assets so to cover all the assets once every three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
- (c) The title deeds of all the immovable properties held by the Company are held in the name of the Company (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the financial statements included under Property, Plant and Equipment as at the balance sheet date.
- (d) The Company has not revalued any of its Property, Plant and Equipment (including right of use assets) and intangible assets during the year.
- (e) No proceedings have been initiated during the year or are pending against the Company as at 31st March, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii. (a) The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in the aggregate for each class of inventory were noticed.
- (b) The Company has not been sanctioned working capital limits in excess of Rupees Five Crores in aggregate at any point of time during the year from banks or financial institution on the basis of security of current assets. Accordingly, clause 3 (ii)(b) of the order is not applicable to the Company.
- iii. The Company has made investments in subsidiary Companies during the year. The Company has not made investments in Firms, Limited Liability Partnerships or any other parties, has not provided any guarantee or security, and has not granted any loans or advances in the nature of loans, secured or unsecured, to Companies, Firms, Limited Liability Partnerships or any other parties during the year.
- (a) The Company has not provided any loans or advances in the nature of loans or stood guarantee or provided security to any entity during the year. Accordingly, reporting under clause 3(iii)(a) of the Order is not applicable.
- (b) During the year, the Company has made investments in its wholly owned subsidiary Companies. In our opinion, the investment so made and the terms and conditions of such investment are prima facie, not prejudicial to the Company's interest. (Refer Note No. 3 of Standalone Financial Statements).
- (c) The Company has not granted any loans during the year. Accordingly, the requirement to report on the schedule of repayment of principal and payment of interest, and whether the repayments or receipts are regular, is not applicable.
- (d) The Company has not granted any loans during the year. Accordingly, the requirement to report on overdue amounts remaining outstanding as at the balance sheet date is not applicable.
- (e) The Company has not granted any loans during the year. Accordingly, the requirement to report on whether any loan granted has fallen due during the year and has been renewed/extended or whether

fresh loans have been granted to settle over dues of existing loans given to the same parties, is not applicable.

- (f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment, during the year. Accordingly, reporting under clause 3(iii)(f) is not applicable.

- iv. The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.

- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been considered as deemed deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under

clause 3(v) of the Order is not applicable to the Company.

- vi. According to the information and explanations given to us, the cost records have been maintained by the Company pursuant to Section 148 (1) of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained, however, we have not made a detailed examination of such cost records.

- vii. (a) In our opinion and according to the information and explanations given to us, 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, as applicable, have generally been regularly deposited with the appropriate authorities by the Company. Further, no undisputed amounts payable in respect thereof were outstanding at the year end 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 Income Tax, Duty Of Customs, Value Added Tax, GST or other applicable material statutory dues which have not been deposited as on 31st March, 2026 on account of any dispute except for the following:

Name of the Statute	Nature of the dues	Forum where dispute is pending	Period to which the Amount Relates	Amount in Lacs
Income Tax Act, 1961	Income Tax	CIT (Appeal)-3, Noida	2016-17	182.27

- viii. According to the information and explanations given to us and the records of the Company examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961, as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

- ix. (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender.

- (b) According to the information and explanations given to us including confirmations received from banks and representation received from the management of the Company and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or other lender.

- (c) In our opinion and according to the information and explanations given to us money raised by way of term loans were applied for the purposes for which these were obtained.

- (d) In our opinion and according to the information and explanations given to us and on an overall examination of the financial statements of the Company, no short term funds have been raised by the Company during the year, hence reporting under clause 3(ix)(d) of the Order is not applicable to the Company.

- (e) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.

- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has raised loans during the year on the pledge of securities held in its subsidiaries as per details below. Further, the Company has not defaulted in repayment of such loans raised.

Nature of Loan taken	Name of lender	Amount of Loan	Name of the subsidiaries	Relation	Details of security pledged	Remarks
Term Loan	Piramal Finance Limited	₹ 11,000 lacs (Outstanding as at 31.03.2026 ₹ 5,041.03 lacs)	Ascendancy Constructions Private Limited, Carnation Realtors Private Limited, Facility Constructions Private Limited, Garv Constructions Private Limited, Khwahish Constructions Private Limited (being co-borrower along with the Company)	Wholly owned Subsidiary Companies	Project Land at Eldeco Solano Gardens, Village Khujoli & Dharmanghat Khera, New Jail Road, Lucknow, a residential development over 30 acre land located at Jail Road Lucknow. (Refer Note No. 14 of Standalone Financial Statements)	Corporate guarantee of Eldeco Inception Buildtech Private Limited equivalent to the amount of term loan sanctioned to the Company.

- x. (a) The Company has not raised monies by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have been informed of any such case by the Management.
- (b) During the year, no report under Section 143(12) of the Companies Act, 2013 has been filed by Cost Auditor, Secretarial Auditor or by us in form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the Management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clauses 3(xii) (a), (b) and (c) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the notes to the Standalone Financial Statements, as required by the applicable accounting standards.
- xiv. (a) In our opinion, the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) We have considered the internal audit reports for the year under audit, issued to the Company till date for the period under audit, in determining the nature, timing and extent of our audit procedures.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered non-cash transactions with directors

or persons connected with its directors. Hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

- xvi. (a) The provisions of Section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, reporting under 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 during the year. Accordingly, reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) There is no core investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly, reporting under clause 3(xvi)(d) of the Order is not applicable to the Company.
- xvii. The Company has not incurred cash losses during the financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of statutory auditors during the year and accordingly requirement to report on clause 3(xviii) of the Order is not applicable to the Company.

- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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 indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. (a) There are no unspent amount towards Corporate Social Responsibility ("**CSR**") on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act, 2013 in compliance with second proviso to Sub Section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.
- (b) In respect of ongoing projects, the Company has transferred unspent CSR amount as at the end of the previous financial year, to a special account within a period of 30 days from the end of the said financial year in compliance with the provision of Section 135(6) of the Act.

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642
UDIN: 26401642HUJQFV8160

Place: New Delhi
Date: May 25, 2026

Annexure - B

To Independent Auditors' Report

(Referred to the paragraph 2 (f) under "Report on other Legal and Regulatory Requirements" section of our report to the Members of Eldeco Housing and Industries Limited of even date)

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

We have audited the internal financial controls over financial reporting of **Eldeco Housing and Industries Limited ("the Company")** as of 31st March, 2026 in conjunction with our audit of Standalone Financial Statements of the Company for the year ended on that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the 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 Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "**Guidance Note**") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and both issued by the ICAI. 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 is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting of the Company.

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.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

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

OPINION

In our opinion, to the best of our information and according to the explanation given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2026, based on the internal financial controls with reference to financial statements reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by ICAI.

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642
UDIN: 26401642HUJQFV8160

Place: New Delhi
Date: May 25, 2026

Standalone Balance Sheet

As at 31st March, 2026

(Amount in Lacs unless otherwise stated)

Particulars	Note No.	As at 31.03.2026	As at 31.03.2025
ASSETS			
Non-Current Assets			
a Property, Plant and Equipment	2	343.42	363.39
b Other Intangible Assets	2	1.88	1.48
c Right to Use Assets	2	28.83	72.08
d Financial Assets			
i) Investments	3	1,776.10	1,769.20
ii) Loans	4	-	5,225.25
iii) Other Financial Assets	5	32.75	31.56
e Deferred Tax Assets (Net)	6	74.21	48.98
Total Non-Current Assets		2,257.19	7,511.94
Current Assets			
a Inventories	7	32,462.61	25,401.54
b Financial Assets			
i) Trade Receivables	8	95.30	134.17
ii) Cash and Cash Equivalents	9	18,253.98	7,242.77
iii) Bank Balances other than (ii) above	10	284.01	268.15
c Other Current Assets	11	34,142.94	26,520.15
Total Current Assets		85,238.84	59,566.78
TOTAL ASSETS		87,496.03	67,078.72
EQUITY AND LIABILITIES			
Equity			
a Equity Share Capital	12	196.66	196.66
b Other Equity	13	35,481.60	33,255.88
Total Equity		35,678.26	33,452.54
Liabilities			
Non-Current Liabilities			
a Financial Liabilities			
i) Borrowings	14	9,252.10	5,108.53
ii) Lease Liabilities	15	-	43.81
iii) Other Financial Liabilities	16	286.65	260.20
b Other Non-Current Liabilities	17	101.02	94.48
c Provisions	18	178.59	113.00
Total Non-Current Liabilities		9,818.35	5,620.03
Current Liabilities			
a Financial Liabilities			
i) Borrowings	19	576.07	46.07
ii) Lease Liabilities	20	43.81	61.50
iii) Trade Payables			
a) total outstanding dues of micro enterprises and small enterprises		-	-
b) total outstanding dues of creditors other than micro enterprises and small enterprises	21	990.81	1,079.38
iv) Other Financial Liabilities	22	381.10	299.93
b Other Current Liabilities	23	39,940.14	26,506.34
c Provisions	24	5.61	12.93
d Current Tax Liabilities (Net)	25	61.87	-
Total Current Liabilities		41,999.42	28,006.15
TOTAL EQUITY AND LIABILITIES		87,496.03	67,078.72
Material Accounting Policies	A		
Notes on Standalone Financial Statements	1-51		

The notes referred to above form an integral part of the Standalone Financial Statements.
As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

For and on behalf of the Board of Directors

CA Udit Bansal
Partner
Membership Number: 401642

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Place: New Delhi
Date: May 25, 2026

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

Standalone Statement of Profit & Loss

For the year ended 31st March, 2026

(Amount in Lacs unless otherwise stated)

Particulars	Note No.	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
I INCOME			
1 Revenue from Operations	26	15,354.07	12,079.62
2 Other Income	27	899.04	766.08
TOTAL INCOME		16,253.10	12,845.71
II EXPENSES			
1 Cost of Material Consumed, Construction & Other Related Project Cost	28	13,104.32	9,332.92
2 Change in Inventories of Finished Goods & Projects in Progress	29	(6,948.71)	(3,310.46)
3 Employee Benefit Expense	30	1,462.08	1,086.81
4 Finance Cost	31	313.54	427.63
5 Depreciation & Amortization Expense	32	83.22	82.64
6 Other Expenses	33	3,811.42	1,784.78
TOTAL EXPENSES		11,825.88	9,404.33
III Profit before Tax		4,427.23	3,441.37
IV Tax Expense	34		
Current Tax		1,133.40	897.96
Deferred Tax		(25.44)	(26.52)
Tax adjustments for earlier years (Net)		209.21	-
TOTAL TAX EXPENSES		1,317.17	871.43
V Profit for the Year		3,110.06	2,569.94
VI Other Comprehensive Income			
Items that will not be reclassified to Statement of Profit or Loss			
Remeasurements of the Net Defined Benefit Plans		0.84	(4.71)
Tax Impact on above		(0.21)	1.19
Total Other Comprehensive Income		0.63	(3.53)
VII Total Comprehensive Income for the year		3,110.68	2,566.41
VIII Earning Per Equity Share Face value ₹ 2 each) (2025: ₹ 2 each) in Rupees	35		
Basic		31.63	26.14
Diluted		31.63	26.14
Material Accounting Policies	A		
Notes on Standalone Financial Statements	1-51		

The notes referred to above form an integral part of the Standalone Financial Statements.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

For and on behalf of the Board of Directors

CA Udit Bansal
Partner
Membership Number: 401642

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Place: New Delhi
Date: May 25, 2026

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

Standalone Cash Flow Statement

For the year ended 31st March, 2026

(Amount in Lacs unless otherwise stated)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
(A) Cash Flow from Operating Activities:		
Profit before taxation and exceptional items	4,427.23	3,441.37
Adjusted for		
Depreciation*	84.18	83.95
Interest Income	(828.15)	(674.56)
Interest Paid	313.54	427.63
Gain on Financial Assets carried through FVTPL	(4.89)	6.52
Other Comprehensive Income	0.84	(4.71)
Profit on sale of Property, Plant & Equipment	(0.05)	-
Operating Profit before working capital changes	3,992.68	3,280.20
Movement in working capital		
Decrease/(Increase) in Non-Current Financial Assets	5,224.05	(280.80)
Decrease/(Increase) in Non-Current Assets	(25.23)	(27.71)
Decrease/(Increase) in Inventories	(7,061.07)	(3,252.18)
Decrease/(Increase) in Trade Receivables	38.88	196.48
Decrease/(Increase) in Other Bank Balance	(15.86)	(10.08)
Decrease/(Increase) in Other Current Financial Assets	-	(35.10)
Decrease/(Increase) in Other Current Assets	(7,622.79)	(5,032.47)
Increase/(Decrease) in Non-Current Financial Liabilities	26.45	177.53
Increase/(Decrease) in Other Non-Current Liabilities	72.12	40.36
Increase/(Decrease) in Provisions	(7.32)	8.82
Increase/(Decrease) in Trade Payables	(88.56)	(129.54)
Increase/(Decrease) in Other Current Financial Liabilities	86.92	(95.31)
Increase/(Decrease) in Other Current Liabilities	13,495.68	7,391.25
Cash Generated from Operations	8,115.94	2,231.43
Direct Taxes	(1,317.38)	(870.25)
Net Cash from Operating Activities	6,798.56	1,361.19
(B) Cash Flow from Investing Activities:		
Purchase of Property, Plant & Equipment	(21.90)	(6.55)
Purchase of Investment	(2.00)	-
Sale of Investment	0.60	-
Interest Income	828.15	674.56
Net Cash from Investing Activities	804.85	668.01
(C) Cash Flow from Financing Activities:		
Non-Current Borrowings	4,673.57	1,159.93
Final Dividend Paid	(884.97)	(786.64)
Repayment of Lease Liabilities	(67.26)	(67.26)
Interest & Finance Charges paid	(313.54)	(427.63)
Net Cash (used in)/from Financing Activities	3,407.81	(121.60)
Net (Decrease)/Increase in Cash and Cash Equivalents	11,011.21	1,907.61
Cash and Cash Equivalents at the beginning of the year	7,242.77	5,335.17
Cash and Cash Equivalents at the end of the year	18,253.98	7,242.77

Notes:

	(Amount in Lacs)	
Components of Cash and Cash Equivalents	For the year ended March 31, 2026	For the year ended March 31, 2025
Cash on hand	29.36	15.12
Balance with banks in current account (including sweeping deposits)	18,103.00	7,086.88
Cheques on hand	101.20	126.20
Stamp in hand	20.43	14.58
Cash and cash equivalents at the end of the year (Refer note no. 9)	18,253.98	7,242.77

	(Amount in Lacs)	
Reconciliation Statement of Cash and Bank Balance	For the year ended March 31, 2026	For the year ended March 31, 2025
Cash and cash equivalents at the end of the year as per above	18,253.98	7,242.77
Add: Balance with bank in unclaimed dividend accounts	52.01	43.86
Add: Fixed deposits with banks (lien marked)	232.00	224.28
Cash and bank balance as per balance sheet (Refer note no. 9 & 10)	18,537.99	7,510.92

DISCLOSURE AS REQUIRED BY IND AS 7**Reconciliation of liabilities arising from financing activities**

	(Amount in Lacs)			
31 st March, 2026	Opening Balance	Cash Flows	Non-Cash Changes	Closing Balance
Non-Current Secured Borrowings (Refer Note 14)	5,108.53	4,143.57	-	9,252.10
Current Secured Borrowings (Refer Note 19)	46.07	-	530.00	576.07
Total	5,154.60	4,143.57	530.00	9,828.17

	(Amount in Lacs)			
31 st March, 2025	Opening Balance	Cash Flows	Non-Cash Changes	Closing Balance
Non-Current Secured Borrowings (Refer Note 14)	3,948.59	1,159.94	-	5,108.53
Current Secured Borrowings (Refer Note 19)	46.07	-	-	46.07
Total	3,994.66	1,159.94	-	5,154.60

*Depreciation includes amount charged to cost of material consumed, constructions and other related project cost.

The Cash Flow Statement has been prepared under the Indirect Method as set out in Indian Accounting Standard (IND AS-7) Statement of Cash Flows.

The notes referred to above form an integral part of the Standalone Financial Statements.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

For and on behalf of the Board of Directors

CA Udit Bansal
Partner
Membership Number: 401642

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Place: New Delhi
Date: May 25, 2026

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

Standalone Statement of Changes in Equity

For the year ended 31st March, 2026

A. EQUITY SHARE CAPITAL

Particulars	Number of Shares	Amount in Lacs
Equity Shares of ₹ 2 per share issued, subscribed and fully paid up		
As at 1 st April, 2024	98,33,000	196.66
Changes in Equity share capital due to prior period errors	-	-
Changes in Equity share capital during the year	-	-
As at 31st March, 2025	98,33,000	196.66
As at 1 st April, 2025	98,33,000	196.66
Changes in Equity share capital due to prior period errors	-	-
Changes in Equity share capital during the year	-	-
As at 31st March, 2026	98,33,000	196.66

B. OTHER EQUITY

(Amount in Lacs)							
Particulars	Reserve and Surplus				Other Comprehensive Income		Total Other Equity
	Capital Reserve	Security Premium Reserve	General Reserve	Retained Earnings	Remeasurement (Loss)/Gain on defined benefit plan	Total Other Comprehensive Income	
Balance as at 01.04.2024	1.34	1,064.77	1,175.68	29,214.86	19.46	19.46	31,476.11
Profit for the year	-	-	-	2,569.94	(3.53)	(3.53)	2,566.41
Dividend Paid	-	-	-	(786.64)	-	-	(786.64)
Balance as at 31.03.2025	1.34	1,064.77	1,175.68	30,998.16	15.93	15.93	33,255.88
Balance as at 01.04.2025	1.34	1,064.77	1,175.68	30,998.16	15.93	15.93	33,255.88
Profit for the year	-	-	-	3,110.06	0.63	0.63	3,110.68
Dividend Paid	-	-	-	(884.97)	-	-	(884.97)
Balance as at 31.03.2026	1.34	1,064.77	1,175.68	33,223.25	16.56	16.56	35,481.60

The notes referred to above form an integral part of the Standalone Financial Statements.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642

Place: New Delhi
Date: May 25, 2026

For and on behalf of the Board of Directors

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Shrikant Jajodia
(Director)
DIN: 00602511

Chandni Vij
(Company Secretary)
M.No.: A46897

1. Notes to Standalone Financial Statements

For the year ended 31st March, 2026

1. CORPORATE AND GENERAL INFORMATION

Eldeco Housing and Industries Limited (**"the Company"**) is domiciled and incorporated in India and its equity shares are listed at BSE Limited & National Stock Exchange of India Limited (NSE). The registered office of the Company is situated at Shop No, S-16, 2nd Floor, Eldeco Station-1, Site No-1, Sector 12, Faridabad, Haryana-121007 and corporate office is situated at Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow- 226010.

The Company is engaged into the business of developing real estate properties for residential, commercial and retail purposes.

The financial statements of the Company for the year ended 31st March, 2026 were approved and authorized for issue by Board of Directors in their meeting held on 25th day of May, 2026.

2. BASIS OF PREPARATION AND STATEMENT OF COMPLIANCE

The financial statements of the Company have been prepared to comply in all material respects with the Indian Accounting Standards (**"IND AS"**) as prescribed under Section 133 of the Companies Act, 2013 (**"the Act"**) read with Companies (Indian Accounting Standards) Rules as amended from time to time notified under the Companies (Accounting Standards) Rules, 2015. The financial statements have been prepared under the historical cost convention with the exception of certain financial assets and liabilities which have been prepared to comply with the IND AS, including the rules notified under the relevant provisions of the Act, (as amended from time to time) and presentation and disclosure requirements of Division II of Schedule III to the Act, (IND AS Compliant Schedule III) as amended from time to time.

The preparation of the financial statements requires management to make estimates and assumptions. Actual results could vary from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision effects only that period or in the period of the revision and future periods or both.

The Company's functional currency and presentation currency is Indian Rupees (**INR**). All amounts disclosed in the financial statements and notes are in Lacs except otherwise indicated.

3. CLASSIFICATION OF ASSETS AND LIABILITIES INTO CURRENT AND NON-CURRENT

The Company presents its assets and liabilities in the Balance Sheet based on current/non-current classification.

An asset is treated as current when it is:

- expected to be realised or intended to be sold or consumed in normal operating cycle;
- held primarily for the purpose of trading;
- expected to be realised within twelve months after the reporting period; or
- cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is treated as current when:

- it is expected to be settled in normal operating cycle;
- it is held primarily for the purpose of trading;
- it is due to be settled within twelve months after the reporting period; or
- there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle being a period within twelve months for the purpose of current and non-current classification of assets and liabilities.

A. Material Accounting Policies:

(i) Basis of Measurement

The Financial Statements of the Company are consistently prepared and presented under historical cost convention on an accrued basis in accordance with IND AS except for certain Financial Assets and Financial Liabilities that are measured at fair value.

The financial statements are presented in Indian Rupees (₹ "INR"), which is the Company's functional and presentation currency and all amounts are rounded to the nearest Rupees (except otherwise indicated).

(ii) Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

(a) Real Estate projects

The Company derives revenue from execution of real estate projects. Revenue from Real Estate project is recognised in accordance with IND AS 115 which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised. IND AS 115 replaces IND AS 18 revenue and an IND AS 11 construction contract which prescribes control approach for revenue recognition as against risk and rewards as per IND AS 18. In accordance with IND AS 115 revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the Company expects to receive in exchange for such booking and is based on following 6 steps:

1. Identification of contract with customers:

The Company accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the Company and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations;
- The Company can identify each customer's right regarding the goods or services to be transferred;
- The Company can identify the payment terms for the goods or services to be transferred;
- The contract has commercial substance (i.e. risk, timing or amount of the Company's future cash flow is expected to change as a result of the contract); and
- It is probable that the Company will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate, etc.

2. Identify the separate performance obligation in the contract:

Performance obligation is a promise to transfer to a customer.

Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.

If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.

The goods or services that is promised to a customer is distinct if both the following criteria are met:

- The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. the goods or services are capable of being distinct); and
- The Company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract i.e. the goods or services are distinct within the context of the contract.

3. Satisfaction of the performance obligation:

The Company recognizes revenue when (or as) the Company satisfies a performance obligation by transferring a promised goods or services to the customer.

The real estate properties are transferred when (or as) the customer obtains control of the property.

4. Determination of transaction price:

The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the Company assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled, renewed or modified.

5. Allocating the transaction price to the performance obligation:

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices. The standalone selling price is the price at which the Company would sell promised goods or services separately to the customers.

6. Recognition of revenue when (or as) the Company satisfies a performance obligation:

Performance obligation is satisfied over time or at a point in time.

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the Company's performance as the Company performs;
- The Company's performance creates or enhances an asset that a customer controls an asset is created or enhanced; or
- The Company's performance doesn't create an asset within an alternative use to the Company and the Company has an enforceable right to payment for performance completed to date.

Therefore, the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three, else revenue recognition for a performance obligation is done at a point in time.

The Company disaggregate revenue from real estate projects on the basis of nature of revenue.

(b) Project Management Fee

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.

(c) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis.

(d) Dividend income

Dividend income is recognized when the right to receive the payment is established.

(iii) Borrowing Costs

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

(iv) Property, Plant and Equipment **Recognition and initial measurement**

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

Property, plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on property, plant and equipment is provided on a straight-line basis over the estimated useful lives of the assets as follows:

Asset category	Estimated useful life (in years)	Estimated useful life as per Schedule II to the Companies Act, 2013 (in years)
Buildings	60	60
Plant and Machinery	15	15
Computers and data processing units:		
- Servers and networks	6	6
- Desktops, laptops and other devices	3	3
Furniture and fixtures	10	10
Office equipment	5	5
Vehicles	8-10	8-10

De-recognition

An item of property, plant and equipment and any significant part initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is de-recognised.

(v) Intangible Assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortisation and useful lives)

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortization and are amortised over a period of five years on straight line method.

(vi) Impairment of Non-Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the

recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

(vii) Financial Instruments

(a) Financial Assets

Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transactional costs.

Subsequent measurement

(1) Financial instrument at amortised cost - The financial instrument is measured at the amortised cost if both the following conditions are met:

- (a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- (b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. All other debt instruments are measured at Fair Value through other comprehensive income or Fair Value through profit and loss based on Company's business model.

(2) Equity Investment – All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading and generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through Other Comprehensive Income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

(3) Investment in subsidiaries is carried at cost in the separate financial statements.

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

(b) Financial Liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

(c) Impairment of Financial Assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivable only, the Company applies the simplified approach permitted by IND AS 09 financial instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(d) Offsetting of Financial Instruments

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

(viii) Inventories and Projects in progress

(a) Inventories

- (i) Building material and consumable stores are valued at lower of cost and net realisable value, which is determined on the basis of the 'First in First out' method.
- (ii) Land is valued at lower of cost and net realisable value, which is determined on average method. Cost includes cost of acquisition and all related costs.

- (iii) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.
- (iv) Completed real estate project for sale and trading stock are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services and other related overheads.

(b) Projects in progress

Projects in progress are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to projects.

(ix) Retirement Benefits

- i. Contributions payable by the Company to the concerned Government Authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. The Company is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with IND AS-19.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with IND AS-19.
- iv. Actuarial gains / losses resulting from re-measurements of the liability / asset are included in other comprehensive income.

(x) Provisions, Contingent Assets And Contingent Liabilities

A provision is recognized when:

- the Company has a present obligation as a result of a past event;
- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

(xi) Earnings Per Share

Basic earnings per share are calculated by dividing the total profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the total profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.

(xii) Leases

In accordance with IND AS 116, the Company recognises right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payment made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right to use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of lease liability. The right to use assets is depreciated using the straight line method from the commencement date over the shorter of lease term or useful life of right of use asset. The estimated useful lives of right of use assets are determined on the same basis as those of property, plant and equipment. Right of use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable impairment loss, if any, is recognised in statement of profit and loss. The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined; the Company uses incremental borrowing rate. Lease arrangements where the risk and rewards incident to ownership of an asset substantially vest with the lessor are recognised as operating lease. Lease rent under operating lease are charged to statement of profit and loss on a straight line basis over the lease term except where scheduled increase in rent compensate the lessor for expected inflationary costs.

The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments, the Company recognizes amount of remeasurement of lease liability due to modification as an adjustment to right of use assets

and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the Company recognizes any remaining amount of the remeasurement in statement of profit and loss.

(xiii) Income Tax

- (i) Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss (either in other comprehensive income or in equity).
- (ii) Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of deferred tax liabilities and assets are reviewed at the end of each reporting period.

(xiv) Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

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

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

- **Level 1:** Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- **Level 2:** Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- **Level 3:** Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

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

(xv) Cash and Cash Equivalent

Cash and Cash equivalent in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.

The amendment to IND AS-7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gain or loss). The Company has provided information for both current and comparative period in cash flow statement.

(xvi) Business Combinations

The acquisition method of accounting is used to account for all business combinations, except common control transactions, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of the transferor Companies comprises the:

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Company; and
- fair value of any asset or liability resulting from a contingent consideration arrangement.

Identifiable assets acquired, liabilities and contingent liabilities assumed in a business combination are with limited exceptions, measured initially at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

The excess of the consideration transferred and acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised in other comprehensive income and accumulated in equity as capital reserve provided there is clear evidence of the underlying reasons for classifying the business combination as a bargain purchase. In other cases, the bargain purchase gain is recognised directly in equity as capital reserve.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss. There is no contingent consideration in respect of all the years presented.

Business combinations involving entities that are controlled by the Company are accounted for using the pooling of interests method as follows:

- The assets and liabilities of the combining entities are reflected at their carrying amounts.
- No adjustments are made to reflect fair values or recognise any new assets or liabilities. Adjustments are only made to harmonise accounting policies.
- The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. In case of Court approved Scheme the business combination is recognised from the appointed date following the accounting treatment approved by the Court.
- The balance of the retained earnings appearing in the financial statements of the transferor is aggregated with the corresponding balance appearing in the financial statements of the transferee.
- The identity of the reserves are preserved and the reserves of the transferor become the reserves of the transferee.
- The difference, if any, between the amounts recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount of share capital of the transferor is transferred to capital reserve and is presented separately from other capital reserves.

(xvii) Significant management judgement in applying accounting policies and estimation of uncertainty

Significant Management Judgement

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

The following are significant management judgement in applying the accounting policies of the Company that have the most significant effect on the financial statements.

(a) Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilised.

(b) Estimation of uncertainty

(a) Recoverability of advances/receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

(b) Defined Benefit Obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

(c) Provisions

At each balance sheet date on the basis of management judgement, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However, the actual future outcome may be different from this judgement.

(d) Inventories

Inventory is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects

to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling price) at the reporting date less estimated costs to complete the construction and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

(e) Fair Value Measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument/assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

(f) Lease

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS

116. Identification of a lease requires significant judgement. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The Company determines the lease term as the non-cancellable period of lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In exercising whether the Company is reasonably certain to exercise an option to extend a lease or to exercise an option to terminate the lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease or to exercise the option to terminate the lease. The Company revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally based on incremental borrowing rate.

(g) Classification of Assets and Liabilities into current and non-current

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.

2. PROPERTY, PLANT AND EQUIPMENT

Particulars	(Amount in Laos)									
	Buildings	Plant & Machinery	Furniture & Fixtures	Office Equipments	Computers	Vehicles	Total Tangible	Software	Total Intangible	Total
Gross Carrying Value as at 01.04.2024	249.02	29.42	105.54	132.29	45.34	326.16	887.78	27.54	27.54	915.32
Additions	-	-	-	1.70	4.84	-	6.55	-	-	6.55
Deletions	-	-	-	-	-	-	-	-	-	-
Gross Carrying Value as at 31.03.2025	249.02	29.42	105.54	133.99	50.18	326.16	894.32	27.54	27.54	921.86
Accumulated Depreciation & Amortisation as at 01.04.2024	68.12	22.38	95.72	123.60	38.63	141.91	490.36	25.93	25.93	516.30
Depreciation for the period	4.66	1.31	0.85	0.84	2.95	29.95	40.56	0.13	0.13	40.70
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
Accumulated Depreciation & Amortisation as at 31.03.2025	72.78	23.69	96.57	124.44	41.57	171.87	530.93	26.06	26.06	556.99
Gross Carrying Value as at 01.04.2025	249.02	29.42	105.54	133.99	50.18	326.16	894.32	27.54	27.54	921.86
Additions	-	-	0.39	0.57	8.10	12.26	21.31	0.59	0.59	21.90
Deletions	-	-	-	-	-	75.31	75.31	-	-	75.31
Gross Carrying Value as at 31.03.2026	249.02	29.42	105.93	134.56	58.28	263.11	840.33	28.13	28.13	868.46
Accumulated Depreciation & Amortisation as at 01.04.2025	72.78	23.69	96.57	124.44	41.57	171.87	530.93	26.06	26.06	556.99
Depreciation for the period	4.77	0.95	0.57	0.92	4.09	29.43	40.74	0.19	0.19	40.93
Deductions/Adjustments	-	-	-	-	-	74.76	74.76	-	-	74.76
Accumulated Depreciation & Amortisation as at 31.03.2026	77.55	24.64	97.14	125.36	45.67	126.54	496.91	26.25	26.25	523.16
Net Carrying Value as on 31.03.2026	171.47	4.77	8.79	9.20	12.62	136.57	343.42	1.88	1.88	345.30
Net Carrying Value as on 31.03.2025	176.24	5.72	8.97	9.55	8.61	154.30	363.39	1.48	1.48	364.87

RIGHT TO USE ASSETS

Particulars	(Amount in Laos)	
	Buildings	
Gross Carrying Value as at 01.04.2024	389.25	-
Additions during the year	-	-
Deductions/Adjustments	-	-
Gross Carrying Value as at 31.03.2025	389.25	-
Accumulated Depreciation & Amortisation as at 01.04.2024	273.92	-
Amortization for the period	43.25	-
Deductions/Adjustments	-	-
Accumulated Depreciation & Amortisation as at 31.03.2025	317.17	-
Gross Carrying Value as at 01.04.2025	389.25	0.00
Additions during the year	0.00	0.00
Deductions/Adjustments	0.00	0.00
Gross Carrying Value as at 31.03.2026	389.25	0.00
Accumulated Depreciation & Amortisation as at 01.04.2025	317.17	0.00
Amortisation for the period	43.25	0.00
Deductions/Adjustments	0.00	0.00
Accumulated Depreciation & Amortisation as at 31.03.2026	360.42	0.00
Net Carrying Value as on 31.03.2026	28.83	0.00
Net Carrying Value as on 31.03.2025	72.08	0.00

3. NON-CURRENT INVESTMENTS

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Unquoted, at Cost, fully paid up		
(a) Investment in Equity Instruments of Subsidiaries		
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Aaj Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Artistry Construction Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Ascendancy Constructions Private Limited**	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Carnation Realtors Private Limited**	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Cascade Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Conviction Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Conception Realtors Private Limited	1.00	1.00
10,000 (Nil) Equity Shares of ₹ 10/- each fully paid up in Clairmont Properties Private Limited***	1.00	-
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Deepjyoti Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Dua Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Eco World Properties Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Erudite Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Facility Constructions Private Limited**	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Flourish Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Frozen Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Garv Constructions Private Limited**	1.00	1.00
10,000 (Nil) Equity Shares of ₹ 10/- each fully paid up in Golfshire Realtors Private Limited****	1.00	-
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Heather Buildcon Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Eldeco Inception Buildtech Private Limited*	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Iris Realtors Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Khwahish Constructions Private Limited**	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Miraculous Properties Private Limited	1.00	1.00

3. NON-CURRENT INVESTMENTS (Contd.)

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Neo Realtors Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Neptune Infracon Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Numerous Constructions Private Limited	1.00	1.00
5,000 (5,000) Equity Shares of ₹ 100/- each fully paid up in Omni Farms Private Limited	1,700.14	1,700.14
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Placate Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Primacy Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Eldeco Prosper Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Proficiency Real Estate Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Samarpit Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Suniyojit Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Sushobhit Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Shivaye Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Spring Greens Realty Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Supremacy Builders Private Limited	1.00	1.00
50,000 (50,000) Equity Shares of ₹ 10/- each fully paid up in Swabhiman Buildtech Limited	5.00	5.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Swarg Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Swarajya Builders Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Turbo Realtors Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Utsav Constructions Private Limited	1.00	1.00
10,000 (10,000) Equity Shares of ₹ 10/- each fully paid up in Yojna Constructions Private Limited	1.00	1.00
Other Investments		
Investment in Quoted Equity Instruments measured at fair value through statement of profit & loss in other Companies		
11,500 (11,500) Equity Shares of ₹ 10/- each fully paid up in Union Bank of India	18.88	14.51
12,000 (12,000) Equity Shares of ₹ 2/- each fully paid up in Punjab National Bank	12.07	11.54

3. NON-CURRENT INVESTMENTS (Contd.)

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Investment in Equity Instruments- Unquoted, at cost		
1 (1) Equity Share of ₹ 100/- each fully paid up in Surya Season Foods Private Limited	0.01	0.01
Total	1,776.10	1,769.20
Aggregate amount of cost of unquoted investments	1,745.15	1,743.15
Aggregate amount of cost of quoted investments	2.95	2.95
Aggregate fair value of quoted investments measured through Statement of Profit & Loss	30.94	26.05

*The Company has pledged 100% equity shares of Eldeco Inception Buildtech Private Limited with Piramal Finance Limited against term loan of ₹ 8,000 Lacs availed by said wholly owned Subsidiary Company. The Company continues to hold beneficial ownership, voting rights and entitlement to dividends on the pledged shares, and the investment continues to be recognised in full; no de-recognition arises on account of the pledge.

**The Company has pledged 100% equity shares of the subsidiary companies with Piramal Finance Limited against term loan of ₹ 11,000 Lacs sanctioned to the Company (Refer Note No 14). The Company continues to hold beneficial ownership, voting rights and entitlement to dividends on the pledged shares, and the investment continues to be recognised in full; no derecognition arises on account of the pledge.

*** Incorporated on 19.07.2025

**** Incorporated on 17.07.2025

4. LOANS: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
(Unsecured considered good unless otherwise stated)		
Corporate Loan to Related Party	-	5,225.25
Total	-	5,225.25

4.1 Disclosure as required u/s 186(4) of the Companies Act, 2013

(Amount in Lacs)							
S. No.	Name of the Company	Balance as on 01.04.2025	Amount granted during the year	Interest Accrued/ Received	Amount Received back during the year	Balance as on 31.03.2026	Purpose
1	Eldeco Infrastructure and Properties Limited	5,225.25	-	226.52	5,451.77	-	The amount has been advanced for the purpose of business of the borrower which is now received back. The interest was charged as per the terms of the agreement @ 8% p.a.

4.2 Particulars in respect of loan to related party:

(Amount in Lacs)				
S. No.	Name of the Company	Balance as at 31 st		Maximum Outstanding as at 31 st
		March, 2026	March, 2025	March, 2026
1	Eldeco Infrastructure and Properties Limited	-	5,225.25	5,451.77

5. OTHER NON-CURRENT FINANCIAL ASSETS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Security Deposits (Unsecured Considered Good)	18.80	18.45
Deposit held as margin money/earnest money with original maturity of more than twelve months	13.96	13.11
Total	32.75	31.56

6. DEFERRED TAX ASSETS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Component of deferred tax Assets/(Liabilities)		
Deferred Tax Assets		
Other items on account of IND AS adjustments (Net)	69.43	60.94
Employee Benefits	34.45	17.84
Total	103.88	78.78
Deferred Tax Liability		
Property, Plant & Equipment and Intangible Assets	29.67	29.80
Total	29.67	29.80
Net Deferred Tax Assets	74.21	48.98

The movement of deferred tax account is as follows:

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
At the beginning of the year	48.98	21.27
Credit/(Charge) to Statement of Profit & Loss	25.44	26.52
Credit/(Charge) on Other Comprehensive Income	(0.21)	1.19
At the end of the year	74.21	48.98

7. INVENTORIES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Land (Including development cost)	1,424.67	1,424.67
Building Material and Consumables	290.49	178.13
Completed Real Estate Projects	11,574.60	9,744.96
Project in Progress*	19,172.85	14,053.78
Total	32,462.61	25,401.54

*Includes Land situated at Village- Muttakipur, Pargana, Tehsil & District- Lucknow admeasuring 11,650 sqm, 1,770 sqm and 1,710 sqm are subject to charge with ICICI Bank Limited as security for a Term Loan of ₹ 8,000 Lacs.

8. TRADE RECEIVABLES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
(Unsecured)		
Considered Good	95.30	134.17
Total	95.30	134.17

Ageing of Trade Receivables as at 31-03-2026 from the transaction date:

(Amount in Lacs)

31 st March, 2026	Outstanding for following periods from date of transactions					Total
	Less than 6 Months	6 Months to 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Trade Receivable - Billed						
Undisputed Trade Receivables – considered good	35.88	-	-	-	59.42	95.30
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	35.88	-	-	-	59.42	95.30
Total Trade Receivable	35.88	-	-	-	59.42	95.30

Ageing of Trade Receivables as at 31-03-2025 from the transaction date:

(Amount in Lacs)

31 st March, 2025	Outstanding for following periods from date of transactions					Total
	Less than 6 Months	6 Months to 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Trade Receivable - Billed						
Undisputed Trade Receivables – considered good	2.73	-	-	-	131.44	134.17
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	2.73	-	-	-	131.44	134.17
Total Trade Receivable	2.73	-	-	-	131.44	134.17

9. CASH & CASH EQUIVALENTS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Balances with banks:		
In Current Accounts (Including Sweeping Deposits)	18,103.00	7,086.88
Cash on hand	29.36	15.12
Cheques on hand	101.20	126.20
Stamps on hand	20.43	14.58
Total	18,253.98	7,242.77

10. OTHER BANK BALANCES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Balances with banks:		
In Earmarked Accounts:		
Unpaid Dividend Account	52.01	43.86
Deposit held as margin money/earnest money with original maturity of more than three months but less than equal to twelve months*	232.00	224.28
Total	284.01	268.15

*Includes deposits of ₹ 106.29 Lacs from City Co-operative Bank Limited, against overdraft facility of ₹ 46.07 Lacs. The said Bank has discontinued its operations, however, the Company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in the Hon'ble Allahabad High Court.

11. OTHER CURRENT ASSETS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
Subsidiary Companies	31,326.78	23,227.76
Advance for projects	1,390.15	1,469.19
Other Advances	860.97	293.36
Prepaid Expenses	26.14	42.91
Balance with Government/Statutory Authorities	80.65	819.46
Current Tax Asset	458.26	667.47
Total	34,142.94	26,520.15

11.1 Advances includes payment to parties for acquiring land for development of real estate projects, either on collaboration basis or self- development basis for bulk booking and for purchase of commercial space.

11.2 Particulars in respect of advances to subsidiary Companies:

(Amount in Lacs)

Sr. No.	Name of the Company	Balance as at 31 st		Maximum Outstanding as at 31 st	
		March, 2026	March, 2025	March, 2026	March, 2025
1	Aaj Constructions Private Limited	38.50	46.03	46.62	64.15
2	Artistry Construction Private Limited	30.84	30.25	30.84	30.25
3	Ascendancy Constructions Private Limited	1,089.01	779.13	1,103.69	779.13
4	Carnation Realtors Private Limited	1,457.73	1,457.19	1,457.73	1,457.19
5	Cascade Constructions Private Limited	251.52	147.48	251.52	147.48
6	Clairmont Properties Private Limited	1,000.39	-	1,000.39	-
7	Conception Realtors Private Limited	3,217.21	2,527.62	3,217.21	2,527.62
8	Conviction Constructions Private Limited	16.89	15.98	16.89	40.56
9	Deepjyoti Constructions Private Limited	68.99	90.50	90.99	90.50
10	Dua Constructions Private Limited	71.58	74.30	74.86	74.30
11	Eco World Properties Private Limited	-	0.28	24.75	0.28
12	Erudite Constructions Private Limited	13.02	34.96	35.60	37.18
13	Facility Constructions Private Limited	1,614.27	1,613.74	1,614.27	1,613.74
14	Flourish Constructions Private Limited	54.30	62.18	62.74	70.81
15	Frozen Constructions Private Limited	25.64	25.06	25.64	25.06
16	Garv Constructions Private Limited	1,939.45	2,039.10	2,142.79	2,039.10
17	Golfshire Realtors Private Limited	200.39	-	200.39	-
18	Heather Buildcon Private Limited	64.79	64.20	64.79	64.20
19	Eldeco Inception Buildtech Private Limited	3,581.64	2,790.01	3,581.75	2,790.01
20	Iris Realtors Private Limited	610.48	22.32	610.48	22.32
21	Khwahish Constructions Private Limited	1,704.12	1,816.97	1,818.43	1,816.97
22	Miraculous Properties Private Limited	0.66	0.17	0.66	0.17
23	Neo Realtors Private Limited	3,671.18	450.34	4,671.18	450.34
24	Neptune Infracon Private Limited	167.85	240.12	244.35	923.96
25	Numerous Constructions Private Limited	966.67	1,341.79	1,343.01	1,341.79
26	Omni Farms Private Limited	-	-	2,902.58	25.73
27	Placate Constructions Private Limited	76.91	76.33	76.91	83.99
28	Primacy Constructions Private Limited	988.51	1,390.09	1,391.36	1,390.09
29	Proficiency Real Estate Private Limited	0.66	0.18	0.66	0.18
30	Eldeco Prosper Constructions Private Limited	2,840.92	2,526.95	2,840.92	2,566.67
31	Samarpit Constructions Private Limited	185.91	194.06	194.77	243.60
32	Shivaye Constructions Private Limited	424.33	609.48	614.44	1,033.34
33	Spring Greens Realty Private Limited	2,082.26	436.82	2,082.26	436.82

11.2 Particulars in respect of advances to subsidiary Companies: (Contd.)**(Amount in Lacs)**

Sr. No.	Name of the Company	Balance as at 31 st		Maximum Outstanding as at 31 st	
		March, 2026	March, 2025	March, 2026	March, 2025
34	Suniyojit Constructions Private Limited	146.25	145.77	146.25	145.77
35	Supremacy Builders Private Limited	1,862.51	1,458.76	1,862.51	1,458.76
36	Sushobhit Constructions Private Limited	3.01	2.54	3.01	2.54
37	Swabhiman Buildtech Limited	100.37	99.88	100.37	99.88
38	Swarajya Builders Private Limited	580.45	455.72	595.48	455.72
39	Swarg Constructions Private Limited	28.81	6.93	32.53	147.06
40	Turbo Realtors Private Limited	35.80	37.23	37.81	37.23
41	Utsav Constructions Private Limited	61.50	60.93	61.50	75.93
42	Yojna Constructions Private Limited	51.48	56.37	56.96	65.97
Total		31,326.78	23,227.76	36,731.87	24,676.40

12. EQUITY SHARE CAPITAL**(a) Authorised**

Particulars	No. of Shares		(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025
Equity Shares of ₹ 2 each (P.Y. ₹ 2 each)				
At the beginning of the period	14,02,50,000	14,02,50,000	2,805.00	2,805.00
Add: Additions during the year	-	-	-	-
Less: Reduction during the year	-	-	-	-
At the end of the period	14,02,50,000	14,02,50,000	2,805.00	2,805.00
Preference Shares of ₹ 10 each (P.Y. ₹ 10 each)				
At the beginning of the period	1,75,00,000	1,75,00,000	1,750.00	1,750.00
Add: Additions during the year	-	-	-	-
Less: Reduction during the year	-	-	-	-
At the end of the period	1,75,00,000	1,75,00,000	1,750.00	1,750.00
Grand Total	15,77,50,000	15,77,50,000	4,555.00	4,555.00

12.1 Pursuant to the Amalgamation of Eldeco City Limited, Halwasiya Agro Industries Limited and MAK Sales Private Limited with the Company by the Order of the Hon'ble National Company Law Tribunal, Allahabad Bench at Allahabad & the Hon'ble High Court of Punjab and Haryana at Chandigarh, the Authorised Share Capital was increased by 3,55,50,000, being Equity Shares increased by 1,80,50,000 and Preference Shares increased by 1,75,00,000 of ₹ 10 each.

12.2 Company in pursuant to the provisions of Section 61(1)(d) and other applicable provisions of the Companies Act, 2013 and Rules made thereunder has sub-divided 1 Equity Share of the Company having face value of ₹ 10/- each into 5 Equity Shares having face value of ₹ 2/- each. Further, pursuant to sub division of Equity Shares of Company, the authorised share capital will be reclassified into ₹ 45,55,00,000/- divided into 14,02,50,000 equity shares of ₹ 2/- each. Further, the paid up capital will be reclassified into ₹ 1,96,66,000/- consisting of 98,33,000 Equity Shares of ₹ 2/- each. The said sub-division was approved by shareholders through postal ballot on 16.12.2021.

(b) Issued, Subscribed and Paid up

Particulars	No. of Shares		(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025
Equity Shares of ₹ 2 each (P.Y. ₹ 2 each) fully paid up				
At the beginning of the period	98,33,000	98,33,000	196.66	196.66
Add: Additions during the year	-	-	-	-
Less: Reduction during the year	-	-	-	-
At the end of the period	98,33,000	98,33,000	196.66	196.66
Total	98,33,000	98,33,000	196.66	196.66

(c) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholders	No. of Shares		Percentage	
	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025
Mr. Pankaj Bajaj	33,74,735	33,74,735	34.32%	34.32%
Mrs. Bandana Kohli	19,66,600	19,66,600	20.00%	20.00%
Guardian Advisors Private Limited	7,86,663	7,27,588	8.00%	7.40%

The aforesaid disclosure is based upon percentages computed separately for class of shares outstanding as at the balance sheet date. As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

12.3 Terms/rights attached to paid up equity shares

The Company has only one class of equity shares having a par value of ₹ 2/- each (P.Y. ₹ 2/- each). Each holder of equity share is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

12.4 On 25th May, 2026, the Board of Directors recommended a final dividend of ₹ 9.00 per equity share of face value of ₹ 2.00 each to be paid to the shareholders for the financial year 2025-26, which is subject to approval by the shareholders at the ensuing Annual General Meeting. If approved, the dividend would result in a cash outflow of ₹ 884.97 lacs.

12.5 Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at March 31, 2026 is as follows:

Promoter name	Shares held by Promoters				% Change during the year
	As at 31.03.2026		As at 31.03.2025		
	No. of shares	% of total shares	No. of shares	% of total shares	
Mr. Pankaj Bajaj	33,74,735	34.32%	33,74,735	34.32%	-
Eldeco Infrastructure and Properties Limited	50,000	0.51%	50,000	0.51%	-
Mrs. Bandana Kohli (Member of Promoter Group)	19,66,600	20.00%	19,66,600	20.00%	-

Disclosure of shareholding of promoters as at March 31, 2025 is as follows:

Promoter name	Shares held by Promoters				% Change during the year
	As at 31.03.2025		As at 31.03.2024		
	No. of shares	% of total shares	No. of shares	% of total shares	
Mr. Pankaj Bajaj	33,74,735	34.32%	33,74,735	34.32%	-
Eldeco Infrastructure and Properties Limited	50,000	0.51%	50,000	0.51%	-
Mrs. Bandana Kohli (Member of Promoter Group)	19,66,600	20.00%	19,66,600	20.00%	-

13. OTHER EQUITY

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Capital Reserve		
Balance at the beginning of the year	1.34	1.34
Addition during the year	-	-
Closing Balance	1.34	1.34
Security Premium		
Balance at the beginning of the year	1,064.77	1,064.77
Addition during the year	-	-
Closing Balance	1,064.77	1,064.77
General Reserve		
Balance at the beginning of the year	1,175.68	1,175.68
Addition during the year	-	-
Closing Balance	1,175.68	1,175.68
Retained Earnings		
Balance at the beginning of the year	30,998.16	29,214.86
Add: Profit during the year	3,110.06	2,569.94
Less: Dividend Paid	(884.97)	(786.64)
Closing Balance	33,223.25	30,998.16
Other Comprehensive Income (OCI)		
Balance at the beginning of the year	15.93	19.46
Addition during the year	0.63	(3.53)
Closing Balance	16.56	15.93
Total Closing Balance of Other Equity	35,481.60	33,255.88

Nature and purpose of each reserve within equity:

1. Capital Reserve

This reserve has been transferred to the Company in earlier years and can be utilized in accordance with the provisions of the Companies Act, 2013.

2. Security Premium

Security premium is used to record the premium for issue of shares and can be utilized in accordance with the provisions of the Companies Act, 2013.

3. General Reserve

The reserve used to transfer profits from retained earnings for appropriation purposes. The amount is

to be utilized in accordance with the provisions of the Companies Act, 2013.

4. Retained Earnings

These are the profits that Company has earned till date less transfers to general reserve.

5. Other Comprehensive Income (OCI)

This includes remeasurement loss/gain on defined benefit plans (net of taxes) that will not be reclassified to the statement of profit and loss.

14. BORROWINGS: NON-CURRENT

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Secured:		
From Bank		
Term Loans	4,741.07	5,108.53
Less: Amount disclosed under the head current borrowings (Refer note no 19)	-	-
From NBFC		
Term Loans	5,041.03	-
Less: Amount disclosed under the head current borrowings (Refer note no 19)	(530.00)	-
Total	9,252.10	5,108.53

Nature of Security provided against Term Loan from ICICI Bank for RTL I & RTL II:

- All the piece & parcel of land located at khasra no. 234 and 331 kha, admeasuring 0.2410 Hectare or 2,410 Sq. Meter situated at village-Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by Artistry Construction Private Limited.
- All the piece & parcel of land located at khasra no. 239, 317, 361 and 194 total admeasuring 6,097.5 Sq. Meter situated at village-Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by Erudite Constructions Private Limited.
- All the piece & parcel of land located at khasra no. 315 and 240 admeasuring 1.5040 hectare or 15,040 Sq. Meter situated at village-Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by Frozen Constructions Private Limited.
- All the piece & parcel of land located at khasra no. 313 admeasuring 1.1650 hectare or 11,650 Sq. Meter situated at village-Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Company.
- All the piece & parcel of land located at khasra no. 330 admeasuring 0.2740 hectare or 2,740 Sq. Meter situated at village-Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by Utsav Constructions Private Limited.
- All the piece & parcel of land located at khasra no. 329 admeasuring 0.1770 hectare or 1,770 Sq. Meter situated at village-Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Company.
- All the piece & parcel of land located at khasra no. 314 admeasuring 0.0230 hectare or 230 Sq. Meter, khasra no. 316 admeasuring 0.0270 hectare or 270 Sq. Meter and khasra no. 319 admeasuring 0.1210 hectare or 1210 Sq. Meter situated at village-Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Company.
- The Borrower's / Property owner's receivables/ cash flows / revenues (including booking amounts and / or security deposits) arising out of or in connection with or relating to the Project and all insurance proceeds both present and future.

Further, secured by Corporate Guarantee jointly and severally of Artistry Construction Private Limited, Erudite Constructions Private Limited, Frozen Constructions Private Limited, Utsav Constructions Private Limited, the wholly owned subsidiaries of the Company.

Purpose of Facility

RTL I shall be utilized toward reimbursement of project costs incurred in the ongoing projects of the Borrower excluding the land cost, TDR/FSI during the past 6 months from the date of sanction of facility. Further RTL II shall be utilized towards funding the balance cost of the residential project namely "Eldeco Latitude 27" and transaction related expenses.

Interest Rate

The rate of interest for each drawal of the Facility will be stipulated by ICICI Bank at the time of disbursement of each drawal, which shall be sum of I- MCLR 1Y+"Spread" per annum, subject to minimum of I-MCLR-1Y plus applicable statutory levy, if any. As on date the I-MCLR 1Y is 8.95% and "Spread" is 2.2%. ICICI Bank shall reset the above interest rate, at the end of every 1 year from the date of disbursement of the first drawal of the facility as a sum of I-MCLR-1Y + "Spread", prevailing on the

reset date plus applicable statutory levy, if any. Any change in Spread would be as communicated by the Bank from time to time.

Repayment Schedule

The Term Loan is to be paid in 18 monthly installments of ₹ 222.00 Lacs each, commencing from 43rd month after the date of first drawal/ disbursement. The schedule is as follows:

Further, as per standing instructions in the escrow account following percentage of amount to be adjusted against outstanding amount of facility from the collection account which is as follows:

From disbursement of the Facility till March 31, 2025- 10%

From April 01, 2025 to March 31, 2026- 15%

From April 01, 2026 to March 31, 2027- 20%

From April 01, 2027 till repayment of the Facility- 35%

RTL I (Amount in Lacs)				RTL II (Amount in Lacs)			
Month	Opening Balance	Repayment	Closing Balance	Month	Opening Balance	Repayment	Closing Balance
1	4,000.00	222.00	3,778.00	1	4,000.00	222.00	3,778.00
2	3,778.00	222.00	3,556.00	2	3,778.00	222.00	3,556.00
3	3,556.00	222.00	3,334.00	3	3,556.00	222.00	3,334.00
4	3,334.00	222.00	3,112.00	4	3,334.00	222.00	3,112.00
5	3,112.00	222.00	2,890.00	5	3,112.00	222.00	2,890.00
6	2,890.00	222.00	2,668.00	6	2,890.00	222.00	2,668.00
7	2,668.00	222.00	2,446.00	7	2,668.00	222.00	2,446.00
8	2,446.00	222.00	2,224.00	8	2,446.00	222.00	2,224.00
9	2,224.00	222.00	2,002.00	9	2,224.00	222.00	2,002.00
10	2,002.00	222.00	1,780.00	10	2,002.00	222.00	1,780.00
11	1,780.00	222.00	1,558.00	11	1,780.00	222.00	1,558.00
12	1,558.00	222.00	1,336.00	12	1,558.00	222.00	1,336.00
13	1,336.00	222.00	1,114.00	13	1,336.00	222.00	1,114.00
14	1,114.00	222.00	892.00	14	1,114.00	222.00	892.00
15	892.00	222.00	670.00	15	892.00	222.00	670.00
16	670.00	222.00	448.00	16	670.00	222.00	448.00
17	448.00	222.00	226.00	17	448.00	222.00	226.00
18	226.00	226.00	-	18	226.00	226.00	-

Nature of Security provided against Term Loan from Piramal Finance Limited for Facility 1, Facility 2, Facility 3.

- Exclusive Charge by way of mortgage over Project Land at Eldeco Solano Gardens, Village-Khujoli & Dharmanghat Khera, New Jail Road, Lucknow, a residential development over 30 acre land located at Jail Road Lucknow.
- Hypothecation over Project Receivables.
- Corporate Guarantee of Eldeco Inception Buildtech Private Limited.
- 100% Shareholding pledge of wholly owned subsidiary companies namely: Ascendancy Constructions Private Limited, Carnation Realtors Private Limited, Facility Constructions Private Limited, Garv Constructions Private Limited, Khwahish Constructions Private Limited.
- Charge over the Escrow Account as permitted under applicable law.

Purpose of Facility

Facility-1 shall be utilized towards purchase of land in Lucknow upto ₹ 65 Cr, Facility-2 shall be utilized towards group project expenses upto ₹ 20 Cr and Facility -3 shall be utilized towards Project expenses upto ₹ 25 Cr.

Interest Rate

Facility -1 Fixed Rate of Interest @12.80% p.a payable on monthly basis, Facility-2 Fixed Rate of Interest @12.25% p.a payable on monthly basis, Facility -3 Fixed Rate of Interest 12.25% p.a payable on monthly basis.

Repayment Schedule

The Term Loan is to be paid in 14 quarterly installments after principal moratorium of 2 quarters after the date of first drawal/disbursement. The schedule is as follows:

Further as per standing instructions in the escrow account certain percentage of amount to be adjusted against outstanding amount of facility from collection account.

FACILITY-1			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
15-01-2026	5,000.00	-	5,000.00
05-02-2026	5,000.00	-	5,000.00
05-03-2026	5,000.00	-	5,000.00
05-04-2026	5,000.00	-	5,000.00
05-05-2026	5,000.00	-	5,000.00
05-06-2026	5,000.00	-	5,000.00
05-07-2026	5,000.00	-	5,000.00
05-08-2026	6,500.00	-	6,500.00
05-09-2026	6,500.00	180.00	6,320.00
05-10-2026	6,320.00	-	6,320.00
05-11-2026	6,320.00	-	6,320.00
05-12-2026	6,320.00	180.00	6,140.00
05-01-2027	6,140.00	-	6,140.00
05-02-2027	6,140.00	-	6,140.00
05-03-2027	6,140.00	170.00	5,970.00
05-04-2027	5,970.00	-	5,970.00
05-05-2027	5,970.00	-	5,970.00
05-06-2027	5,970.00	350.00	5,620.00
05-07-2027	5,620.00	-	5,620.00
05-08-2027	5,620.00	-	5,620.00
05-09-2027	5,620.00	350.00	5,270.00
05-10-2027	5,270.00	-	5,270.00
05-11-2027	5,270.00	-	5,270.00
05-12-2027	5,270.00	350.00	4,920.00
05-01-2028	4,920.00	-	4,920.00
05-02-2028	4,920.00	-	4,920.00
05-03-2028	4,920.00	470.00	4,450.00
05-04-2028	4,450.00	-	4,450.00
05-05-2028	4,450.00	-	4,450.00
05-06-2028	4,450.00	470.00	3,980.00
05-07-2028	3,980.00	-	3,980.00

Repayment Schedule (Contd.)

FACILITY-1			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-08-2028	3,980.00	-	3,980.00
05-09-2028	3,980.00	590.00	3,390.00
05-10-2028	3,390.00	-	3,390.00
05-11-2028	3,390.00	-	3,390.00
05-12-2028	3,390.00	590.00	2,800.00
05-01-2029	2,800.00	-	2,800.00
05-02-2029	2,800.00	-	2,800.00
05-03-2029	2,800.00	650.00	2,150.00
05-04-2029	2,150.00	-	2,150.00
05-05-2029	2,150.00	-	2,150.00
05-06-2029	2,150.00	710.00	1,440.00
05-07-2029	1,440.00	-	1,440.00
05-08-2029	1,440.00	-	1,440.00
05-09-2029	1,440.00	720.00	720.00
05-10-2029	720.00	-	720.00
05-11-2029	720.00	-	720.00
05-12-2029	720.00	720.00	-

FACILITY-2			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-08-2026	1,000.00	-	1,000.00
05-09-2026	1,000.00	50.00	950.00
05-10-2026	950.00	-	950.00
05-11-2026	1,950.00	-	1,950.00
05-12-2026	1,950.00	50.00	1,900.00
05-01-2027	1,900.00	-	1,900.00
05-02-2027	1,900.00	-	1,900.00
05-03-2027	1,900.00	50.00	1,850.00
05-04-2027	1,850.00	-	1,850.00
05-05-2027	1,850.00	-	1,850.00
05-06-2027	1,850.00	110.00	1,740.00
05-07-2027	1,740.00	-	1,740.00
05-08-2027	1,740.00	-	1,740.00
05-09-2027	1,740.00	110.00	1,630.00
05-10-2027	1,630.00	-	1,630.00
05-11-2027	1,630.00	-	1,630.00
05-12-2027	1,630.00	110.00	1,520.00
05-01-2028	1,520.00	-	1,520.00
05-02-2028	1,520.00	-	1,520.00

Repayment Schedule (Contd.)

FACILITY-2			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-03-2028	1,520.00	150.00	1,370.00
05-04-2028	1,370.00	-	1,370.00
05-05-2028	1,370.00	-	1,370.00
05-06-2028	1,370.00	150.00	1,220.00
05-07-2028	1,220.00	-	1,220.00
05-08-2028	1,220.00	-	1,220.00
05-09-2028	1,220.00	180.00	1,040.00
05-10-2028	1,040.00	-	1,040.00
05-11-2028	1,040.00	-	1,040.00
05-12-2028	1,040.00	180.00	860.00
05-01-2029	860.00	-	860.00
05-02-2029	860.00	-	860.00
05-03-2029	860.00	200.00	660.00
05-04-2029	660.00	-	660.00
05-05-2029	660.00	-	660.00
05-06-2029	660.00	220.00	440.00
05-07-2029	440.00	-	440.00
05-08-2029	440.00	-	440.00
05-09-2029	440.00	220.00	220.00
05-10-2029	220.00	-	220.00
05-11-2029	220.00	-	220.00
05-12-2029	220.00	220.00	-

FACILITY-3			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-03-2026	500.00	-	500.00
05-04-2026	500.00	-	500.00
05-05-2026	500.00	-	500.00
05-06-2026	1,000.00	-	1,000.00
05-07-2026	1,000.00	-	1,000.00
05-08-2026	1,000.00	-	1,000.00
05-09-2026	1,500.00	70.00	1,430.00
05-10-2026	1,430.00	-	1,430.00
05-11-2026	1,430.00	-	1,430.00
05-12-2026	1,930.00	70.00	1,860.00
05-01-2027	1,860.00	-	1,860.00
05-02-2027	1,860.00	-	1,860.00
05-03-2027	2,360.00	70.00	2,290.00
05-04-2027	2,290.00	-	2,290.00

Repayment Schedule (Contd.)

FACILITY-3			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-05-2027	2,290.00	-	2,290.00
05-06-2027	2,290.00	140.00	2,150.00
05-07-2027	2,150.00	-	2,150.00
05-08-2027	2,150.00	-	2,150.00
05-09-2027	2,150.00	140.00	2,010.00
05-10-2027	2,010.00	-	2,010.00
05-11-2027	2,010.00	-	2,010.00
05-12-2027	2,010.00	140.00	1,870.00
05-01-2028	1,870.00	-	1,870.00
05-02-2028	1,870.00	-	1,870.00
05-03-2028	1,870.00	180.00	1,690.00
05-04-2028	1,690.00	-	1,690.00
05-05-2028	1,690.00	-	1,690.00
05-06-2028	1,690.00	180.00	1,510.00
05-07-2028	1,510.00	-	1,510.00
05-08-2028	1,510.00	-	1,510.00
05-09-2028	1,510.00	230.00	1,280.00
05-10-2028	1,280.00	-	1,280.00
05-11-2028	1,280.00	-	1,280.00
05-12-2028	1,280.00	230.00	1,050.00
05-01-2029	1,050.00	-	1,050.00
05-02-2029	1,050.00	-	1,050.00
05-03-2029	1,050.00	250.00	800.00
05-04-2029	800.00	-	800.00
05-05-2029	800.00	-	800.00
05-06-2029	800.00	270.00	530.00
05-07-2029	530.00	-	530.00
05-08-2029	530.00	-	530.00
05-09-2029	530.00	270.00	260.00
05-10-2029	260.00	-	260.00
05-11-2029	260.00	-	260.00
05-12-2029	260.00	260.00	-

15. LEASE LIABILITIES: NON-CURRENT

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Lease Liabilities	-	43.81
Total	-	43.81

16. OTHER FINANCIAL LIABILITIES: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Security deposits received	286.65	260.20
Total	286.65	260.20

17. OTHER LIABILITIES: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Deferred Income	101.02	94.48
Total	101.02	94.48

18. PROVISIONS: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Gratuity	162.87	103.37
Leave Encashment	15.72	9.63
Total	178.59	113.00

19. BORROWINGS: CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Secured		
Working Capital Loan		
From Bank*	46.07	46.07
Current maturities of non-current borrowings (Refer note no 14)	530.00	-
Total	576.07	46.07

Nature of Security of Working Capital from Bank:

(i) In overdraft account secured against lien on bank Fixed Deposits and personal guarantee of Directors.

*Note: Overdraft facility of ₹ 46.07 Lacs from City Co-operative Bank Limited, against fixed deposit of ₹ 106.29 Lacs. The said Bank has discontinued its operations, however, the Company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in the Hon'ble Allahabad High Court.

20. LEASE LIABILITIES: CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Lease Liabilities	43.81	61.50
Total	43.81	61.50

21. TRADE PAYABLES

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of trade payables other than micro enterprises and small enterprises	990.81	1,079.38
Total	990.81	1,079.38

The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified on the basis of information received from the suppliers by the Company regarding their status under the MSME Development Act, 2006. This information has been relied upon by the auditors.

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
a) the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier at the end of each accounting year:	-	-
- Principal Amount	-	-
- Interest due	-	-
b) the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed date during each accounting year;	-	-
c) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	-	-
d) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
e) the amount of further interest remaining due and payable even in the succeeding years until such date when the interest due above are actually paid to the small enterprises for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

Ageing of Trade Payable as at 31.03.2026 from the date of transaction

(Amount in Lacs)

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Payable					
- MSME	-	-	-	-	-
- Others	810.76	23.11	105.81	51.13	990.81
Disputed Trade Payable					
- MSME	-	-	-	-	-
- Others	-	-	-	-	-
Total	810.76	23.11	105.81	51.13	990.81
Add: Accrued Expenses	-	-	-	-	-
Total Trade Payable	810.76	23.11	105.81	51.13	990.81

Ageing of Trade Payable as at 31.03.2025 from the date of transaction

(Amount in Lacs)

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Payable					
- MSME	-	-	-	-	-
- Others	908.92	114.86	9.15	46.45	1,079.38
Disputed Trade Payable					
- MSME	-	-	-	-	-
- Others	-	-	-	-	-
Total	908.92	114.86	9.15	46.45	1,079.38
Add: Accured Expenses	-	-	-	-	-
Total Trade Payable	908.92	114.86	9.15	46.45	1,079.38

22. OTHER CURRENT FINANCIAL LIABILITIES

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
Book overdraft	-	-
Security Deposit Received	232.04	160.60
Due to Directors	19.06	47.70
Due to Employees	77.97	47.77
Unclaimed Dividend	52.01	43.86
Total	381.10	299.93

23. OTHER CURRENT LIABILITIES

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
Advance from Customers and others	39,862.15	26,406.87
Statutory Dues Payable	60.46	78.51
Deferred Income	17.53	20.96
Total	39,940.14	26,506.34

24. SHORT TERM PROVISIONS

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
Gratuity	5.04	12.23
Leave Encashment	0.57	0.70
Total	5.61	12.93

25. CURRENT TAX LIABILITIES

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
Provision for Tax (Net of Prepaid Taxes)	61.87	-
Total	61.87	-

26. REVENUE FROM OPERATIONS

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Operating Income		
Income from Real Estate Projects	15,244.41	11,982.52
Other Operating Income	109.65	97.11
Total	15,354.07	12,079.62

The Disclosures as required by IND AS 115 are as under:

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
The Company disaggregates revenue as under:		
Revenue from Operations (Domestic)		
Income from Real Estate Projects	15,244.41	11,982.52
Other Operating Income	109.65	97.11
Total	15,354.07	12,079.62

Note: While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in IND AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligation is ₹ 39,862.15 Lacs (Previous Year ₹ 26,406.87 Lacs) which is expected to be recognised as revenue in the subsequent years, however, revenue to be recognised in next one year is not ascertainable due to the nature of industry in which Company is operating.

Advance against unsatisfied (or partially satisfied) performance obligations:

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Advances at the beginning of the year	26,406.87	19,058.02
Less: Revenue recognised during the year	15,354.07	12,079.62
Add: Advance received during the year from customers (Net)	28,809.36	19,428.47
Advances at the end of the year	39,862.15	26,406.87

Reconciliation of revenue recognised with the contracted price is as follows:

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Contracted Price	15,404.52	12,113.25
Less: Reduction towards variable consideration components	50.45	33.63
Revenue from Operations as recognised	15,354.07	12,079.62

27. OTHER INCOME

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Interest Income		
On Bank Deposits	601.63	362.56
On Corporate Loan to Related party	226.52	312.00

27. OTHER INCOME (Contd.)

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
On VAT refund	-	20.65
Other Non - Operating Income		
Rent Received	41.57	36.17
Dividend Income	1.59	0.14
Profit on sale of Property, Plant & Equipment	0.05	-
Gain on Financial Assets carried through FVTPL	4.89	-
Liabilities / Provision no longer required written back	22.78	34.55
Total	899.04	766.08

28. COST OF MATERIALS CONSUMED AND OTHER RELATED PROJECT COST

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Inventories at the beginning of the year		
Building Material and consumables	178.13	236.40
Land	1,424.67	1,424.67
	1,602.80	1,661.07
Add: Incurred during the year		
Land Development and other rights	1,447.08	404.23
Building Material Purchases	4,040.71	2,689.15
Expenses through Contractors	5,793.64	4,383.98
Architect's Fees	155.88	244.94
Water and Electricity	65.50	55.99
Plan Approval & External Development Fees	973.79	573.04
Processing fee and Interest on secured term loan	366.66	35.17
Other Project Expenses	372.47	875.46
Depreciation	0.95	1.31
Maintenance of Completed Projects	-	11.39
	13,216.68	9,274.65
Less: Inventories at the end of the year		
Building Materials and Consumables	290.49	178.13
Land	1,424.67	1,424.67
	1,715.16	1,602.80
Cost of Material Consumed, construction & other related project cost	13,104.32	9,332.92

29. CHANGES IN INVENTORIES OF FINISHED GOODS AND PROJECT IN PROGRESS

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Inventories at the beginning of the year		
Completed Real Estate Projects	9,744.96	9,204.54
Projects in Progress	14,053.78	11,283.74
	23,798.74	20,488.28
Inventories at the end of the year		
Completed Real Estate Projects	11,574.60	9,744.96
Project in Progress	19,172.85	14,053.78
	30,747.44	23,798.74
Change in Inventories of Finished Goods and Project in Progress	(6,948.71)	(3,310.46)

30. EMPLOYEE BENEFIT EXPENSES

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Salaries, Wages, Allowance and Bonus	1,050.23	772.65
Contribution to Provident and other funds	29.92	26.70
Directors's Remuneration	375.00	281.25
Staff Welfare Expenses	6.93	6.21
Total	1,462.08	1,086.81

31. FINANCE COST

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Interest on Secured Loan	307.01	414.93
Bank Charges	0.78	2.23
Interest on lease liabilities	5.75	10.47
Total	313.54	427.63

32. DEPRECIATION

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Depreciation	40.93	40.70
Less: Depreciation Transfer to Cost of Construction	0.95	1.31
Depreciation of Right to use asset	43.25	43.25
Total	83.22	82.64

33. OTHER EXPENSES

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Administrative Expenses		
Rates and Taxes	278.16	8.52
Insurance	25.80	10.33
Auditors' Remuneration	4.95	9.90
Directors' Sitting Fees	4.60	4.80
Postage, Courier & Telephone	7.35	7.04
Travelling and Conveyance	48.70	24.56
Legal & Professional charges	212.45	202.88
Printing and Stationery	23.56	12.24
Repair and Maintenance Building	0.59	11.15
Repair and Maintenance Others	78.24	37.74
Water and Electricity	16.94	19.43
VAT/GST Paid/Cess/Service tax	662.64	-
Other Expenses	83.89	42.56
Loss on Financial Assets carried through FVTPL	-	6.52
CSR Expenses	81.92	99.99
	1,529.81	497.65
Selling Expenses		
Advertisement and Publicity	750.49	191.92
Commission and Brokerage	923.94	695.08
Business Promotion & Discount	146.56	37.75
Project Facilitation Fee	460.62	362.39
	2,281.62	1,287.13
Total	3,811.42	1,784.78

34. INCOME TAX

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Tax expense comprises of:		
Current Income Tax	1,133.40	897.96
Deferred Tax	(25.44)	(26.52)
Tax adjustments for earlier years (Net)	209.21	-
Total	1,317.17	871.43

The major components of Income Tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% (previous year 25.168%) and the reported tax expense in standalone statement of profit and loss are as follows:

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Accounting profit before tax	4,427.23	3,441.37
Applicable tax rate	25.168%	25.168%
Computed tax expense	1,114.24	866.12
Tax effect of:		
Expenses disallowed (Net)	46.69	52.66
Effect of expenses allowed on payment basis	(28.33)	(27.46)
Others including IND AS adjustments	0.80	6.63
Current Tax Provision (A)	1,133.40	897.95
Incremental/(Decremental) of deferred tax assets on account of property, plant & equipment and intangible assets	0.25	0.29
Incremental/(Decremental) of deferred tax assets on account of other items	(25.69)	(26.81)
Deferred Tax Provision (B)	(25.44)	(26.52)
Tax Adjustments Earlier Years (C)	209.21	-
Tax expense recognised in statement of profit and loss (A+B+C)	1,317.17	871.43

35. EARNING PER SHARE (EPS)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Basic and Diluted Earnings Per Share		
Profit attributable to equity shareholders (in Lacs)	3,110.06	2,569.94
Equity shares outstanding at the year end	98,33,000	98,33,000
Nominal value per share (in ₹)	2.00	2.00
Earnings per equity share (in ₹)		
Basic	31.63	26.14
Diluted	31.63	26.14

36. PAYMENT TO AUDITORS

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Audit Fee	4.00	4.00
Taxation Matters	-	5.50
Certification Fees	0.95	0.40
Total	4.95	9.90

37. CONTINGENT LIABILITIES

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
(a) Claims against the Company not acknowledged as debt		
1. Income Tax A.Y. 2016-2017	182.27	182.27
(b) Guarantees		
1. Earnest Money	-	1.00
2. Bank Guarantee	129.93	131.09
3. Corporate Guarantee issued on behalf of subsidiary*	8,000.00	8,000.00

*Issued to Piramal Finance Limited for the term loan availed by the wholly owned subsidiary Company, Eldeco Inception Buildtech Private Limited. Term loan balance as at 31st March, 2026 in subsidiary is ₹ 5,545.73 Lacs (P.Y. ₹ 6,316.93 Lacs).

38. Balances of trade receivables, trade payable, loan/advances given and other financial and non financial assets and liabilities are subject to reconciliation and confirmation from respective parties. The balance of said trade payable, loan/advances given and other financial and non financial assets and liabilities are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.

39. DEFINED BENEFIT PLAN - GRATUITY

1.1 Actuarial Assumptions

a) Economic Assumptions

The principal assumptions are the discount rate & salary growth rate. The discount rate is generally based upon the market yields available on Government bonds at the accounting date relevant to currency of benefit payments for a term that matches the liabilities. Salary growth rate is Company's long term best estimate as to salary increases & takes account of inflation, seniority, promotion, business plan, HR policy and other relevant factors on long term basis as provided in relevant accounting standard. These valuation assumptions are as follows:

Particulars	31-03-2026	31-03-2025
i) Discounting Rate	7.00%	6.75%
ii) Future salary Increase	5.00%	5.00%

b) Demographic Assumption

Attrition rates are the Company's best estimate of employee turnover in future determined considering factors such as nature of business & industry, retention policy, demand & supply in employment market, standing of the Company, business plan, HR Policy etc., as provided in the relevant accounting standard. Attrition rates as given below:

Particulars	31-03-2026	31-03-2025
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability	IALM 2012-14	IALM 2012-14
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	5.00	5.00
From 31 to 44 years	3.00	3.00
Above 44 years	2.00	2.00

2. Scale of Benefits

a)	Salary for calculation of gratuity	Last drawn qualifying salary.
b)	Vesting Period	5 years of service.
c)	Benefit on normal retirement	15/26 * Salary * Past Service (years)
d)	Benefit on early retirement/withdrawal/resignation	Same as normal retirement benefit based on service upto the date of exit.
e)	Benefit on death in service	Same as normal retirement benefit based on service upto the date of death & no vesting conditions apply.
f)	Limit	20.00 Lacs

2.1 (a): Table showing changes in Present Value of Obligations:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the beginning of the period	115.60	96.09
Interest cost	7.80	6.97
Current service cost	13.91	9.56
Past Service Cost	56.59	-
Benefits paid (if any)	(25.14)	(1.73)
Actuarial (gain)/loss	(0.84)	4.71
Present value of the obligation at the end of the period	167.92	115.60

2.1 (b): Bifurcation of total Actuarial (gain)/loss on Liabilities:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Actuarial gain/losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/losses from changes in financial assumptions	(59.25)	3.30
Experience Adjustment (gain)/loss for plan Liabilities	58.41	1.41
Total amount recognised in other comprehensive Income	(0.84)	4.71

2.2 Key results (The amount to be recognized in the Balance Sheet):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the end of the period	167.92	115.60
Fair value of plan assets at end of period	-	-
Net liability/(asset) recognised in Balance Sheet and related analysis	167.92	115.60
Funded Status	(167.92)	(115.60)

2.3 (a): Expense recognized in the statement of Profit and Loss:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Interest cost	7.80	6.97
Current service cost	13.91	9.56
Past Service Cost	56.59	-
Expected return on plan asset	-	-
Expenses to be recognised in P&L	78.30	16.52

2.3 (b): Other comprehensive (income)/expenses (remeasurement):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Cumulative unrecognized actuarial (gain)/loss opening B/F	(6.67)	(11.38)
Actuarial (gain)/loss - obligation	(0.84)	4.71
Actuarial (gain)/loss - plan assets	-	-
Total Actuarial (gain)/loss	(0.84)	4.71
Cumulative unrecognized actuarial (gain)/loss C/F	(7.51)	(6.67)

2.4: Experience adjustment:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Experience Adjustment (gain)/loss for plan liabilities	58.41	1.41
Experience Adjustment gain/(loss) for plan assets	-	-

3.1: Summary of membership data at the date of valuation and statistics based thereon:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Number of employees	85	68
Total monthly salary (in Lacs)	37.60	21.08
Average Past Service (Years)	7.30	9.00
Average Future Service (Years)	20.70	19.20
Average Age (Years)	39.30	40.80
Weighted average duration (based on discounted cash flows) in years	9.00	8.00
Average monthly salary (in Lacs)	0.44	0.32
Expected Future Service taking into account decrements (Years)	13.00	13.00

3.2: The assumptions employed for the calculations are tabulated:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Discount rate	7.00 % per annum	6.75 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-2014	IALM 2012-2014
Expected rate of return	7.00 % per annum	6.75% per annum
Withdrawal rate (per annum)	5.00% p.a.(18 to 30 Years)	5.00% p.a.(18 to 30 Years)
Withdrawal rate (per annum)	3.00% p.a. (31 to 44 Years)	3.00% p.a. (31 to 44 Years)
Withdrawal rate (per annum)	2.00% p.a. (45 to 60 Years)	2.00% p.a. (45 to 60 Years)

3.3: Benefits valued:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Normal Retirement Age	60 Years	60 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Vesting Period	5 Years of service	5 Years of service
Benefits on Normal Retirement	15/26 * Salary * Past Service (years)	15/26 * Salary * Past Service (years)
Benefit on early exit due to death or disability	As above except that no vesting conditions apply	As above except that no vesting conditions apply
Limit	20.00 Lacs	20.00 Lacs

3.4: Current Liability (*Expected payout in next year as per Schedule III of the Companies Act, 2013):

Period	(Amount in Lacs)	
	31-03-2026	31-03-2025
Current Liability (Short-Term)*	5.04	12.23
Non-Current Liability (Long-Term)	162.87	103.37
Total Liability	167.92	115.60

3.5: Effect of plan on entity's future cash flows**3.5 (a): Funding arrangements and funding policy**

The Company has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance Company carries out a funding valuation based on the latest employee data provided by the Company. Any deficit in the assets arising as results of such valuation is funded by the Company.

3.5 (b): Expected contribution during the next annual reporting period

Period	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
The Company's best estimate of Contribution during the next year	16.00	12.05

3.5 (c): Maturity profile of defined benefit obligation

Period	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Weighted average duration (based on discounted cash flows) in years	9	8

3.5 (d): Estimate of expected benefit payments (In absolute terms i.e. undiscounted)

Period	(Amount in Lacs)
01 Apr, 2026 to 31 Mar, 2027	5.04
01 Apr, 2027 to 31 Mar, 2028	47.56
01 Apr, 2028 to 31 Mar, 2029	6.84
01 Apr, 2029 to 31 Mar, 2030	21.91
01 Apr, 2030 to 31 Mar, 2031	1.52
01 Apr, 2031 Onwards	85.03

3.6: Projection for next period:

	(Amount in Lacs)
Best estimate for contribution during next Period	16.00

3.7: Sensitivity Analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As on: 31.03.2026
Defined Benefit Obligation (Base)	167.92 Lacs @ Salary Increase Rate: 5%, and Discount rate: 7%
Liability with x% increase in Discount Rate	156.81 Lacs; x=1.00% [Change (7)%]
Liability with x% decrease in Discount Rate	180.63 Lacs; x=1.00% [Change 8%]
Liability with x% increase in Salary Growth Rate	180.53 Lacs; x=1.00% [Change 8%]
Liability with x% decrease in Salary Growth Rate	156.72 Lacs ; x=1.00% [Change (7)%]
Liability with x% increase in Withdrawal Rate	169.27 Lacs ; x=1.00% [Change 1%]
Liability with x% decrease in Withdrawal Rate	166.37 Lacs ; x=1.00% [Change (1)%]

Description of Risk Exposures

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follows:

A) Salary Increase: Actual salary increase will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.

B) Investment Risk: If Plan is funded then assets / liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.

C) Discount Rate: Reduction in discount rate in subsequent valuations can increase the plan's liability.

D) Mortality or Disability: Actual deaths or disability cases proving lower or higher than assumed in the valuation can impact the liabilities.

E) Withdrawals: Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact plan's liability.

1.2 Defined Benefit Plan - Leave Encashment

1. Actuarial Assumptions

a) Economic Assumptions

The principal assumptions are the discount rate & salary growth rate. The discount rate is generally based upon the market yields available on Government bonds at the accounting date relevant to currency of benefit payments for a term that matches the liabilities. Salary growth rate is Company's long term best estimate as to salary increases & takes account of inflation, seniority, promotion, business plan, HR policy and other relevant factors on long term basis as provided in relevant accounting standard. These valuation assumptions are as follows:

Particulars	31-03-2026	31-03-2025
i) Discounting Rate	7.00%	6.75%
ii) Future salary Increase	5.00%	5.00%

b) Demographic Assumption

Attrition rates are the Company's best estimate of employee turnover in future determined considering factors such as nature of business & industry, retention policy, demand & supply in employment market, standing of the Company, business plan, HR Policy etc., as provided in the relevant accounting standard. Attrition rates as given below:

Particulars	31-03-2026	31-03-2025
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability	IALM 2012-14	IALM 2012-14
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	5.00	5.00
From 31 to 44 years	3.00	3.00
Above 44 years	2.00	2.00

2.1 (a): Table showing changes in Present Value of Obligations:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the beginning of the period	10.33	7.48
Interest cost	0.70	0.54
Current Service Cost	3.22	2.22
Past Service Cost	5.62	-
Benefits paid (if any)	(0.32)	(0.35)
Actuarial (gain)/loss	(3.27)	0.44
Present value of the obligation at the end of the period	16.28	10.33

2.1 (b): Bifurcation of total Actuarial (gain)/loss on liabilities:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Actuarial gain/losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/losses from changes in financial assumptions	(5.87)	0.31
Experience Adjustment (gain)/loss for plan liabilities	2.60	0.12
Total amount recognised in other comprehensive Income	(3.27)	0.43

2.2: Key results (The amount to be recognized in the Balance Sheet):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the end of the period	16.28	10.33
Fair value of plan assets at end of period	-	-
Net Liabilities/(Assets) recognised in Balance Sheet and related analysis	16.28	10.33
Funded Status	(16.28)	(10.33)

2.3 (a): Expense recognized in the statement of Profit and Loss:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Interest cost	0.70	0.54
Current Service Cost	3.22	2.22
Past Service Cost	5.62	-
Expected return on plan assets	-	-
Expenses to be recognized in P&L	9.54	2.76

2.3 (b): Other comprehensive (income)/expenses (remeasurement):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Cumulative unrecognized actuarial (gain)/loss opening B/F	(4.77)	(5.21)
Actuarial (gain)/loss - obligation	(3.27)	0.44
Actuarial (gain)/loss - plan assets	-	-
Total Actuarial (gain)/loss	(3.27)	0.44
Cumulative unrecognized actuarial (gain)/loss C/F	(8.04)	(4.77)

2.4: Experience adjustment:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Experience Adjustment (gain)/loss for plan liabilities	2.60	0.12
Experience Adjustment gain/(loss) for plan assets	-	-

3.1: Summary of membership data at the date of valuation and statistics based thereon:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Number of employees	85	68
Total monthly salary (in Lacs)	37.60	21.08
Average Past Service (Years)	7.30	9.00
Average Future Service (Years)	20.70	19.20
Average Age (Years)	39.30	40.80

3.1: Summary of membership data at the date of valuation and statistics based thereon: (Contd.)

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Total Leave with Cap/without Cap	1140/1140	1018/1018
Total CTC/Availment Rate	75,20,560/3%	43,60,900/3%
Weighted average duration (based on discounted cash flows) in years	11.00	12.00
Average monthly salary (in Lacs)	0.44	0.32

3.2: The assumptions employed for the calculations are tabulated:

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Discount rate	7.00 % per annum	6.75 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-2014	IALM 2012-2014
Expected rate of return	7.00 % per annum	6.75% per annum
Withdrawal rate (per annum)	5.00% p.a.(18 to 30 Years)	5.00% p.a.(18 to 30 Years)
Withdrawal rate (per annum)	3.00% p.a. (31 to 44 Years)	3.00% p.a. (31 to 44 Years)
Withdrawal rate (per annum)	2.00% p.a. (45 to 60 Years)	2.00% p.a. (45 to 60 Years)

3.3: Benefits valued:

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Normal Retirement Age	60 Years	60 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Benefits on Normal Retirement	1/30 * Salary * Past Service (years)	1/30 * Salary * Past Service (years)
Benefit on early exit due to death or disability	As above subject to rules of the Company	As above subject to rules of the Company
Benefit on death	As above subject to rules of the Company	As above subject to rules of the Company

3.4: Current Liability (*Expected payout in next year as per Schedule III of the Companies Act, 2013):

	(Amount in Lacs)	
Period	31-03-2026	31-03-2025
Current Liability (Short-Term)*	0.57	0.70
Non-Current Liability (Long-Term)	15.72	9.63
Total Liability	16.29	10.33

3.5: Sensitivity Analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As on: 31.03.2026
Defined Benefit Obligation (Base)	16,28,221
Liability with x% increase in Discount Rate	15.05 Lacs; x=1.00% [Change (8)%]
Liability with x% decrease in Discount Rate	17.72 Lacs; x=1.00% [Change 9%]
Liability with x% increase in Salary Growth Rate	17.73 Lacs; x=1.00% [Change 9%]
Liability with x% decrease in Salary Growth Rate	15.02 Lacs ; x=1.00% [Change (8)%]
Liability with x% increase in Withdrawal Rate	16.50 Lacs ; x=1.00% [Change 1%]
Liability with x% decrease in Withdrawal Rate	16.04 Lacs ; x=1.00% [Change (1)%]

1.3 Defined Contribution Plan

Provident Fund - The Company contributes Provident Fund (Employer as well as Employee Share) to Provident Fund Commissioner (U.P) and Employers Contribution to such fund is charged to Statement of Profit and Loss. The Provident fund contribution charged to Statement of Profit and Loss for the year ended 31.03.2026 amounted to ₹ 18.36 Lacs (previous year ₹ 15.77 Lacs).

1.4 On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating 29 existing labour laws. The Ministry of Labour & Employment has published draft Central Rules and FAQs to facilitate assessment of the impact of these changes. The Company has estimated and recognised the impact of the implementation of the New Labour Codes under employee benefits expense for the year ended 31.03.2026. The impact of the same is not material to the results for the year.

40. RELATED PARTY DISCLOSURES

Details of disclosure as required by Indian Accounting standard (IND AS) 24 on "Related Party Disclosures" are as under:

A. Names of related parties and description of relationship:

1. Entities over which key managerial personnel or their relatives exercises significant influence

1	Ecoeski Developers Private Limited
2	Eldeco County Limited
3	Eldeco Infrastructure and Properties Limited
4	Eldeco Townships and Housing Limited
5	Mannat Family Trust
6	Mannat Homes Private Limited
7	Pankaj Bajaj (HUF)
8	S.K.Garg Constructions Private Limited
9	Shrikant Jajodia (HUF)
10	Surya Season Foods Private Limited

2. Wholly Owned Subsidiary Companies

1	Aaj Constructions Private Limited	
2	Artistry Construction Private Limited	
3	Ascendancy Constructions Private Limited	
4	Conception Realtors Private Limited	
5	Carnation Realtors Private Limited	
6	Cascade Constructions Private Limited	
7	Clairmont Properties Private Limited	Incorporated on 19.07.2025
8	Conviction Constructions Private Limited	
9	Deepjyoti Constructions Private Limited	
10	Dua Constructions Private Limited	
11	Eco World Properties Private Limited	
12	Erudite Constructions Private Limited	
13	Eldeco Inception Buildtech Private Limited	
14	Eldeco Prosper Constructions Private Limited	
15	Facility Constructions Private Limited	
16	Flourish Constructions Private Limited	
17	Frozen Constructions Private Limited	
18	Garv Constructions Private Limited	
19	Golfshire Realtors Private Limited	Incorporated on 17.07.2025
20	Heather Buildcon Private Limited	
21	Iris Realtors Private Limited	
22	Khwahish Constructions Private Limited	
23	Miraculous Properties Private Limited	
24	Neo Realtors Private Limited	
25	Neptune Infracon Private Limited	
26	Numerous Constructions Private Limited	
27	Omni Farms Private Limited	
28	Placate Constructions Private Limited	
29	Primacy Constructions Private Limited	
30	Proficiency Real Estate Private Limited	
31	Samarpit Constructions Private Limited	
32	Shivaye Constructions Private Limited	
33	Spring Greens Realty Private Limited	
34	Suniyojit Constructions Private Limited	
35	Sushobhit Constructions Private Limited	
36	Supremacy Builders Private Limited	
37	Swabhiman Buildtech Limited	
38	Swarajya Builders Private Limited	
39	Swarg Constructions Private Limited	
40	Turbo Realtors Private Limited	
41	Utsav Constructions Private Limited	
42	Yojna Constructions Private Limited	

3. Key Management Personnel

1	Mr. Pankaj Bajaj	Chairman cum Managing Director	
2	Mr. Shrikant Jajodia	Director	
3	Mrs. Rupali Chopra	Independent Director	Ceased to be Director from 25.09.2025
4	Mr. Ajay Mehra	Independent Director	
5	Mr. Harendra Kumar Jaggi	Independent Director	
6	Mr. Pawan Kumar Dhawan	Independent Director	
7	Ms. Archana Tripathi	Director	Appointed as Director on 25.09.2025
8	Ms. Chandni Vij	Company Secretary	
9	Mr. Kapil Saluja	Chief Financial Officer	

4. Relatives of Key Management Personnel

1	Mrs. Asha Bajaj	Mother of Mr. Pankaj Bajaj
2	Mrs. Bandana Kohli	Wife of Mr. Pankaj Bajaj

B. The following transactions were carried out with the related parties in the ordinary course of business:

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Director's Remuneration						
Mr. Pankaj Bajaj						
For the period ended 2026	375.00	-	-	-	-	375.00
For the period ended 2025	281.25	-	-	-	-	281.25
Salary Paid						
Mr. Kapil Saluja						
For the period ended 2026	27.11	-	-	-	-	27.11
For the period ended 2025	21.64	-	-	-	-	21.64
Ms. Chandni Vij						
For the period ended 2026	11.78	-	-	-	-	11.78
For the period ended 2025	10.22	-	-	-	-	10.22
Rent Paid [Excluding GST]						
Mrs. Asha Bajaj						
For the period ended 2026	-	-	-	-	67.26	67.26
For the period ended 2025	-	-	-	-	67.26	67.26
Dividend Paid						
Mr. Pankaj Bajaj						
For the period ended 2026	303.73	-	-	-	-	303.73
For the period ended 2025	269.98	-	-	-	-	269.98
Mrs. Bandana Kohli						
For the period ended 2026	-	-	-	-	176.99	176.99
For the period ended 2025	-	-	-	-	157.33	157.33

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Eldeco Infrastructure & Properties Limited						
For the period ended 2026	-	-	4.50	-	-	4.50
For the period ended 2025	-	-	4.00	-	-	4.00
Sitting Fees						
Mr. Shrikant Jajodia						
For the period ended 2026	1.00	-	-	-	-	1.00
For the period ended 2025	1.00	-	-	-	-	1.00
Mr. Ashish Jain						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	0.60	-	-	-	-	0.60
Mr. Ranjit Khattar						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	0.60	-	-	-	-	0.60
Mr. Anil Tewari						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	0.60	-	-	-	-	0.60
Mrs. Rupali Chopra						
For the period ended 2026	0.60	-	-	-	-	0.60
For the period ended 2025	0.80	-	-	-	-	0.80
Mr. Ajay Mehra						
For the period ended 2026	0.80	-	-	-	-	0.80
For the period ended 2025	0.40	-	-	-	-	0.40
Mr. Harendra Kumar Jaggi						
For the period ended 2026	1.00	-	-	-	-	1.00
For the period ended 2025	0.40	-	-	-	-	0.40
Mr. Pawan Kumar Dhawan						
For the period ended 2026	0.80	-	-	-	-	0.80
For the period ended 2025	0.40	-	-	-	-	0.40
Ms. Archana Tripathi						
For the period ended 2026	0.40	-	-	-	-	0.40
For the period ended 2025	-	-	-	-	-	-
Advance For Expenses and Taxes						
Aaj Constructions Private Limited						
For the period ended 2026	-	0.59	-	-	-	0.59
For the period ended 2025	-	0.18	-	-	-	0.18
Artistry Construction Private Limited						
For the period ended 2026	-	0.58	-	-	-	0.58
For the period ended 2025	-	2.39	-	-	-	2.39

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Ascendancy Constructions Private Limited						
For the period ended 2026	-	1.30	-	-	-	1.30
For the period ended 2025	-	0.08	-	-	-	0.08
Cascade Constructions Private Limited						
For the period ended 2026	-	0.47	-	-	-	0.47
For the period ended 2025	-	0.07	-	-	-	0.07
Conception Realtors Private Limited						
For the period ended 2026	-	1.37	-	-	-	1.37
For the period ended 2025	-	0.08	-	-	-	0.08
Carnation Realtors Private Limited						
For the period ended 2026	-	0.53	-	-	-	0.53
For the period ended 2025	-	0.07	-	-	-	0.07
Clairmont Properties Private Limited						
For the period ended 2026	-	0.39	-	-	-	0.39
For the period ended 2025	-	-	-	-	-	-
Conviction Constructions Private Limited						
For the period ended 2026	-	0.92	-	-	-	0.92
For the period ended 2025	-	0.18	-	-	-	0.18
Deepjyoti Constructions Private Limited						
For the period ended 2026	-	0.48	-	-	-	0.48
For the period ended 2025	-	0.07	-	-	-	0.07
Dua Constructions Private Limited						
For the period ended 2026	-	0.56	-	-	-	0.56
For the period ended 2025	-	0.17	-	-	-	0.17
Eco World Properties Private Limited						
For the period ended 2026	-	0.47	-	-	-	0.47
For the period ended 2025	-	0.07	-	-	-	0.07
Erudite Constructions Private Limited						
For the period ended 2026	-	0.64	-	-	-	0.64
For the period ended 2025	-	0.17	-	-	-	0.17
Frozen Constructions Private Limited						
For the period ended 2026	-	0.58	-	-	-	0.58
For the period ended 2025	-	0.17	-	-	-	0.17

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Facility Constructions Private Limited						
For the period ended 2026	-	0.53	-	-	-	0.53
For the period ended 2025	-	0.32	-	-	-	0.32
Flourish Constructions Private Limited						
For the period ended 2026	-	0.57	-	-	-	0.57
For the period ended 2025	-	0.17	-	-	-	0.17
Garv Constructions Private Limited						
For the period ended 2026	-	0.69	-	-	-	0.69
For the period ended 2025	-	0.07	-	-	-	0.07
Golfshire Realtors Private Limited						
For the period ended 2026	-	0.39	-	-	-	0.39
For the period ended 2025	-	-	-	-	-	-
Heather Buildcon Private Limited						
For the period ended 2026	-	0.58	-	-	-	0.58
For the period ended 2025	-	0.17	-	-	-	0.17
Iris Realtors Private Limited						
For the period ended 2026	-	0.47	-	-	-	0.47
For the period ended 2025	-	0.07	-	-	-	0.07
Eldeco Inception Buildtech Private Limited						
For the period ended 2026	-	791.63	-	-	-	791.63
For the period ended 2025	-	703.25	-	-	-	703.25
Khwahish Constructions Private Limited						
For the period ended 2026	-	0.53	-	-	-	0.53
For the period ended 2025	-	0.07	-	-	-	0.07
Miraculous Properties Private Limited						
For the period ended 2026	-	0.48	-	-	-	0.48
For the period ended 2025	-	0.08	-	-	-	0.08
Neptune Infracon Private Limited						
For the period ended 2026	-	4.23	-	-	-	4.23
For the period ended 2025	-	1.70	-	-	-	1.70
Numerous Constructions Private Limited						
For the period ended 2026	-	1.22	-	-	-	1.22
For the period ended 2025	-	0.07	-	-	-	0.07

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Neo Realtors Private Limited						
For the period ended 2026	-	0.89	-	-	-	0.89
For the period ended 2025	-	0.07	-	-	-	0.07
Placate Constructions Private Limited						
For the period ended 2026	-	0.58	-	-	-	0.58
For the period ended 2025	-	0.17	-	-	-	0.17
Primacy Constructions Private Limited						
For the period ended 2026	-	1.27	-	-	-	1.27
For the period ended 2025	-	0.07	-	-	-	0.07
Proficiency Real Estate Private Limited						
For the period ended 2026	-	0.48	-	-	-	0.48
For the period ended 2025	-	0.08	-	-	-	0.08
Eldeco Prosper Constructions Private Limited						
For the period ended 2026	-	313.97	-	-	-	313.97
For the period ended 2025	-	5.04	-	-	-	5.04
Sushobhit Constructions Private Limited						
For the period ended 2026	-	0.47	-	-	-	0.47
For the period ended 2025	-	0.07	-	-	-	0.07
Surya Season Foods Private Limited						
For the period ended 2026	-	-	0.49	-	-	0.49
For the period ended 2025	-	-	15.63	-	-	15.63
Samarpit Constructions Private Limited						
For the period ended 2026	-	0.71	-	-	-	0.71
For the period ended 2025	-	0.08	-	-	-	0.08
Suniyojit Constructions Private limited						
For the period ended 2026	-	0.48	-	-	-	0.48
For the period ended 2025	-	0.07	-	-	-	0.07
Swarg Constructions Private Limited						
For the period ended 2026	-	0.60	-	-	-	0.60
For the period ended 2025	-	1.74	-	-	-	1.74
Shivaye Constructions Private Limited						
For the period ended 2026	-	2.90	-	-	-	2.90
For the period ended 2025	-	0.99	-	-	-	0.99

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Spring Greens Realty Private Limited						
For the period ended 2026	-	0.51	-	-	-	0.51
For the period ended 2025	-	0.07	-	-	-	0.07
Supremacy Builders Private Limited						
For the period ended 2026	-	0.48	-	-	-	0.48
For the period ended 2025	-	0.08	-	-	-	0.08
Swarajya Builders Private Limited						
For the period ended 2026	-	0.68	-	-	-	0.68
For the period ended 2025	-	0.18	-	-	-	0.18
Swabhiman Buildtech Limited						
For the period ended 2026	-	0.49	-	-	-	0.49
For the period ended 2025	-	0.08	-	-	-	0.08
Turbo Realtors Private Limited						
For the period ended 2026	-	0.58	-	-	-	0.58
For the period ended 2025	-	0.18	-	-	-	0.18
Utsav Constructions Private Limited						
For the period ended 2026	-	0.56	-	-	-	0.56
For the period ended 2025	-	0.17	-	-	-	0.17
Yojna Constructions Private Limited						
For the period ended 2026	-	0.59	-	-	-	0.59
For the period ended 2025	-	0.18	-	-	-	0.18
Advance paid against Land/Land Development						
Ascendancy Constructions Private Limited						
For the period ended 2026	-	308.59	-	-	-	308.59
For the period ended 2025	-	778.95	-	-	-	778.95
Carnation Realtors Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	32.49	-	-	-	32.49
Cascade Constructions Private Limited						
For the period ended 2026	-	103.57	-	-	-	103.57
For the period ended 2025	-	-	-	-	-	-

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Clairmont Properties Private Limited						
For the period ended 2026	-	1,000.00	-	-	-	1,000.00
For the period ended 2025	-	-	-	-	-	-
Conception Realtors Private Limited						
For the period ended 2026	-	688.22	-	-	-	688.22
For the period ended 2025	-	463.56	-	-	-	463.56
Facility Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	12.25	-	-	-	12.25
Frozen Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	7.66	-	-	-	7.66
Garv Constructions Private Limited						
For the period ended 2026	-	4.45	-	-	-	4.45
For the period ended 2025	-	32.94	-	-	-	32.94
Golfshire Realtors Private Limited						
For the period ended 2026	-	200.00	-	-	-	200.00
For the period ended 2025	-	-	-	-	-	-
Iris Realtors Private Limited						
For the period ended 2026	-	587.68	-	-	-	587.68
For the period ended 2025	-	-	-	-	-	-
Khwahish Constructions Private Limited						
For the period ended 2026	-	1.47	-	-	-	1.47
For the period ended 2025	-	855.66	-	-	-	855.66
Neo Realtors Private Limited						
For the period ended 2026	-	3,219.95	-	-	-	3,219.95
For the period ended 2025	-	463.78	-	-	-	463.78
Eldeco Prosper Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	694.05	-	-	-	694.05
Shivaye Constructions Private Limited						
For the period ended 2026	-	2.06	-	-	-	2.06
For the period ended 2025	-	-	-	-	-	-

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Spring Greens Realty Private Limited						
For the period ended 2026	-	1,644.93	-	-	-	1,644.93
For the period ended 2025	-	436.54	-	-	-	436.54
Swarg Constructions Private Limited						
For the period ended 2026	-	25.00	-	-	-	25.00
For the period ended 2025	-	200.40	-	-	-	200.40
Supremacy Builders Private Limited						
For the period ended 2026	-	403.26	-	-	-	403.26
For the period ended 2025	-	1,458.59	-	-	-	1,458.59
Swarajya Builders Private Limited						
For the period ended 2026	-	139.09	-	-	-	139.09
For the period ended 2025	-	301.64	-	-	-	301.64
Utsav Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	15.00	-	-	-	15.00
Advance Received Back Against Land						
Aaj Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	5.93	-	-	-	5.93
Conviction Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	17.13	-	-	-	17.13
Deepjyoti Constructions Private Limited						
For the period ended 2026	-	22.00	-	-	-	22.00
For the period ended 2025	-	-	-	-	-	-
Eco World Properties Private Limited						
For the period ended 2026	-	0.98	-	-	-	0.98
For the period ended 2025	-	-	-	-	-	-
Erudite Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	2.22	-	-	-	2.22

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Khwahish Constructions Private Limited						
For the period ended 2026	-	114.85	-	-	-	114.85
For the period ended 2025	-	-	-	-	-	-
Placate Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	7.66	-	-	-	7.66
Project Management Fees Received						
Omni Farms Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	0.64	-	-	-	0.64
Project Facilitation Fees Paid						
Eldeco Infrastructure and Properties Limited						
For the period ended 2026	-	-	460.62	-	-	460.62
For the period ended 2025	-	-	362.39	-	-	362.39
Recovery of Taxes/ Expenses (Net)						
Omni Farms Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	23.74	-	-	-	23.74
Advances For Expenses Received						
Omni Farms Private Limited						
For the period ended 2026	-	63.19	-	-	-	63.19
For the period ended 2025	-	-	-	-	-	-
Interest Received on Unsecured Loan						
Eldeco Infrastructure and Properties Limited						
For the period ended 2026	-	-	226.52	-	-	226.52
For the period ended 2025	-	-	312.00	-	-	312.00
Unsecured Loan Received back						
Eldeco Infrastructure and Properties Limited						
For the period ended 2026	-	-	5,225.25	-	-	5,225.25
For the period ended 2025	-	-	-	-	-	-

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Advance Received against Project						
Omni Farms Private Limited						
For the period ended 2026	-	2,777.00	-	-	-	2,777.00
For the period ended 2025	-	2,500.00	-	-	-	2,500.00
Advance Paid Back						
Omni Farms Private Limited						
For the period ended 2026	-	2,777.00	-	-	-	2,777.00
For the period ended 2025	-	2,500.00	-	-	-	2,500.00
Sale of Commercial Space						
Omni Farms Private Limited						
For the period ended 2026	-	136.22	-	-	-	136.22
For the period ended 2025	-	-	-	-	-	-
Purchases of Immovable Property						
Garv Constructions Private Limited						
For the period ended 2026	-	104.10	-	-	-	104.10
For the period ended 2025	-	-	-	-	-	-
Revenue Sharing						
Aaj Constructions Private Limited						
For the period ended 2026	-	8.12	-	-	-	8.12
For the period ended 2025	-	12.19	-	-	-	12.19
Conviction Constructions Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	2.50	-	-	-	2.50
Dua Constructions Private Limited						
For the period ended 2026	-	3.28	-	-	-	3.28
For the period ended 2025	-	-	-	-	-	-
Erudite Constructions Private Limited						
For the period ended 2026	-	22.58	-	-	-	22.58
For the period ended 2025	-	-	-	-	-	-
Flourish Constructions Private Limited						
For the period ended 2026	-	8.44	-	-	-	8.44
For the period ended 2025	-	8.64	-	-	-	8.64

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Neptune Infracon Private Limited						
For the period ended 2026	-	76.50	-	-	-	76.50
For the period ended 2025	-	683.84	-	-	-	683.84
Numerous Constructions Private Limited						
For the period ended 2026	-	376.34	-	-	-	376.34
For the period ended 2025	-	-	-	-	-	-
Primacy Constructions Private Limited						
For the period ended 2026	-	402.86	-	-	-	402.86
For the period ended 2025	-	-	-	-	-	-
Samarpit Constructions Private Limited						
For the period ended 2026	-	8.86	-	-	-	8.86
For the period ended 2025	-	49.54	-	-	-	49.54
Shivaye Constructions Private Limited						
For the period ended 2026	-	190.11	-	-	-	190.11
For the period ended 2025	-	423.86	-	-	-	423.86
Swarajya Builders Private Limited						
For the period ended 2026	-	15.03	-	-	-	15.03
For the period ended 2025	-	-	-	-	-	-
Swarg Constructions Private Limited						
For the period ended 2026	-	3.72	-	-	-	3.72
For the period ended 2025	-	48.14	-	-	-	48.14
Turbo Realtors Private Limited						
For the period ended 2026	-	2.01	-	-	-	2.01
For the period ended 2025	-	-	-	-	-	-
Yojna Constructions Private Limited						
For the period ended 2026	-	5.48	-	-	-	5.48
For the period ended 2025	-	9.60	-	-	-	9.60
Balances Outstanding as at 31.03.2026						
Loans Given						
Eldeco Infrastructure and Properties Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	-	5,225.25	-	-	5,225.25

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Payables						
Mr. Pankaj Bajaj						
For the period ended 2026	19.06	-	-	-	-	19.06
For the period ended 2025	45.75	-	-	-	-	45.75
Surya Season Foods Private Limited						
For the period ended 2026	-	-	69.36	-	-	69.36
For the period ended 2025	-	-	69.85	-	-	69.85
Omni Farms Private Limited						
For the period ended 2026	-	63.18	-	-	-	63.18
For the period ended 2025	-	-	-	-	-	-
Eco World Properties Private Limited						
For the period ended 2026	-	0.23	-	-	-	0.23
For the period ended 2025	-	-	-	-	-	-
Advances to Subsidiaries						
Aaj Constructions Private Limited						
For the period ended 2026	-	38.50	-	-	-	38.50
For the period ended 2025	-	46.03	-	-	-	46.03
Artistry Construction Private Limited						
For the period ended 2026	-	30.84	-	-	-	30.84
For the period ended 2025	-	30.25	-	-	-	30.25
Ascendancy Constructions Private Limited						
For the period ended 2026	-	1,089.01	-	-	-	1,089.01
For the period ended 2025	-	779.13	-	-	-	779.13
Conception Realtors Private Limited						
For the period ended 2026	-	3,217.21	-	-	-	3,217.21
For the period ended 2025	-	2,527.62	-	-	-	2,527.62
Carnation Realtors Private Limited						
For the period ended 2026	-	1,457.73	-	-	-	1,457.73
For the period ended 2025	-	1,457.19	-	-	-	1,457.19
Clairmont Properties Private Limited						
For the period ended 2026	-	1,000.39	-	-	-	1,000.39
For the period ended 2025	-	-	-	-	-	-

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Conviction Constructions Private Limited						
For the period ended 2026	-	16.89	-	-	-	16.89
For the period ended 2025	-	15.98	-	-	-	15.98
Cascade Constructions Private Limited						
For the period ended 2026	-	251.52	-	-	-	251.52
For the period ended 2025	-	147.48	-	-	-	147.48
Dua Constructions Private Limited						
For the period ended 2026	-	71.58	-	-	-	71.58
For the period ended 2025	-	74.30	-	-	-	74.30
Deepjyoti Constructions Private Limited						
For the period ended 2026	-	68.99	-	-	-	68.99
For the period ended 2025	-	90.50	-	-	-	90.50
Erudite Constructions Private Limited						
For the period ended 2026	-	13.02	-	-	-	13.02
For the period ended 2025	-	34.96	-	-	-	34.96
Eco World Properties Private Limited						
For the period ended 2026	-	-	-	-	-	-
For the period ended 2025	-	0.28	-	-	-	0.28
Frozen Constructions Private Limited						
For the period ended 2026	-	25.64	-	-	-	25.64
For the period ended 2025	-	25.06	-	-	-	25.06
Facility Constructions Private Limited						
For the period ended 2026	-	1,614.27	-	-	-	1,614.27
For the period ended 2025	-	1,613.74	-	-	-	1,613.74
Flourish Constructions Private Limited						
For the period ended 2026	-	54.30	-	-	-	54.30
For the period ended 2025	-	62.18	-	-	-	62.18
Garv Constructions Private Limited						
For the period ended 2026	-	1,939.45	-	-	-	1,939.45
For the period ended 2025	-	2,039.10	-	-	-	2,039.10

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Golfshire Realtors Private Limited						
For the period ended 2026	-	200.39	-	-	-	200.39
For the period ended 2025	-	-	-	-	-	-
Heather Buildcon Private Limited						
For the period ended 2026	-	64.79	-	-	-	64.79
For the period ended 2025	-	64.20	-	-	-	64.20
Iris Realtors Private Limited						
For the period ended 2026	-	610.48	-	-	-	610.48
For the period ended 2025	-	22.32	-	-	-	22.32
Eldeco Inception Buildtech Private Limited						
For the period ended 2026	-	3,581.64	-	-	-	3,581.64
For the period ended 2025	-	2,790.01	-	-	-	2,790.01
Khwahish Constructions Private Limited						
For the period ended 2026	-	1,704.12	-	-	-	1,704.12
For the period ended 2025	-	1,816.97	-	-	-	1,816.97
Miraculous Properties Private Limited						
For the period ended 2026	-	0.66	-	-	-	0.66
For the period ended 2025	-	0.17	-	-	-	0.17
Neo Realtors Private Limited						
For the period ended 2026	-	3,671.18	-	-	-	3,671.18
For the period ended 2025	-	450.34	-	-	-	450.34
Neptune Infracon Private Limited						
For the period ended 2026	-	167.85	-	-	-	167.85
For the period ended 2025	-	240.12	-	-	-	240.12
Numerous Constructions Private Limited						
For the period ended 2026	-	966.67	-	-	-	966.67
For the period ended 2025	-	1,341.79	-	-	-	1,341.79
Proficiency Real Estate Private Limited						
For the period ended 2026	-	0.66	-	-	-	0.66
For the period ended 2025	-	0.18	-	-	-	0.18

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Eldeco Prosper Constructions Private Limited						
For the period ended 2026	-	2,840.92	-	-	-	2,840.92
For the period ended 2025	-	2,526.95	-	-	-	2,526.95
Primacy Constructions Private Limited						
For the period ended 2026	-	988.51	-	-	-	988.51
For the period ended 2025	-	1,390.09	-	-	-	1,390.09
Placate Constructions Private Limited						
For the period ended 2026	-	76.91	-	-	-	76.91
For the period ended 2025	-	76.33	-	-	-	76.33
Samarpit Constructions Private Limited						
For the period ended 2026	-	185.91	-	-	-	185.91
For the period ended 2025	-	194.06	-	-	-	194.06
Suniyojit Constructions Private Limited						
For the period ended 2026	-	146.25	-	-	-	146.25
For the period ended 2025	-	145.77	-	-	-	145.77
Swarg Constructions Private Limited						
For the period ended 2026	-	28.81	-	-	-	28.81
For the period ended 2025	-	6.93	-	-	-	6.93
Sushobhit Constructions Private Limited						
For the period ended 2026	-	3.01	-	-	-	3.01
For the period ended 2025	-	2.54	-	-	-	2.54
Shivaye Constructions Private Limited						
For the period ended 2026	-	424.33	-	-	-	424.33
For the period ended 2025	-	609.48	-	-	-	609.48
Swabhiman Buildtech Limited						
For the period ended 2026	-	100.37	-	-	-	100.37
For the period ended 2025	-	99.88	-	-	-	99.88
Spring Greens Realty Private Limited						
For the period ended 2026	-	2,082.26	-	-	-	2,082.26
For the period ended 2025	-	436.82	-	-	-	436.82
Supremacy Builders Private Limited						
For the period ended 2026	-	1,862.51	-	-	-	1,862.51
For the period ended 2025	-	1,458.76	-	-	-	1,458.76

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Swarajya Builders Private Limited						
For the period ended 2026	-	580.45	-	-	-	580.45
For the period ended 2025	-	455.72	-	-	-	455.72
Turbo Realtors Private Limited						
For the period ended 2026	-	35.80	-	-	-	35.80
For the period ended 2025	-	37.23	-	-	-	37.23
Utsav Constructions Private Limited						
For the period ended 2026	-	61.50	-	-	-	61.50
For the period ended 2025	-	60.93	-	-	-	60.93
Yojna Constructions Private Limited						
For the period ended 2026	-	51.48	-	-	-	51.48
For the period ended 2025	-	56.37	-	-	-	56.37
Investments						
Aaj Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Artistry Construction Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Ascendancy Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Cascade Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Conception Realtors Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Carnation Realtors Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Clairmont Properties Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	-	-	-	-	-

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Conviction Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Deepjyoti Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Dua Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Eco World Properties Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Erudite Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Frozen Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Facility Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Flourish Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Garv Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Golfshire Realtors Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	-	-	-	-	-
Heather Buildcon Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Iris Realtors Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Eldeco Inception Buildtech Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Khwahish Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Miraculous Properties Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Neo Realtors Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Neptune Infracon Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Numerous Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Omni Farms Private Limited						
For the period ended 2026	-	1,700.14	-	-	-	1,700.14
For the period ended 2025	-	1,700.14	-	-	-	1,700.14
Primacy Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Placate Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Eldeco Prosper Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)						
Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Proficiency Real Estate Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Samarpit Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Suniyojit Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Sushobhit Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Surya Season Foods Private Limited						
For the period ended 2026	-	-	0.01	-	-	0.01
For the period ended 2025	-	-	0.01	-	-	0.01
Shivaye Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Swabhiman Buildtech Limited						
For the period ended 2026	-	5.00	-	-	-	5.00
For the period ended 2025	-	5.00	-	-	-	5.00
Spring Greens Realty Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Supremacy Builders Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Swarg Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Wholly Owned Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Subsidiary Companies	Relatives of Key Managerial Personnel	Total
Swarajya Builders Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Turbo Realtors Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Utsav Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00
Yojna Constructions Private Limited						
For the period ended 2026	-	1.00	-	-	-	1.00
For the period ended 2025	-	1.00	-	-	-	1.00

Note:

1. The Company has received corporate guarantee of ₹ 8,000 lacs from ICICI Bank Limited jointly and severally from its wholly owned subsidiaries Companies namely Artistry Construction Private Limited, Erudite Constructions Private Limited, Frozen Constructions Private Limited, Utsav Constructions Private Limited, against term loan sanctioned of ₹ 8,000 lacs to the Company on 22.09.2023. No consideration or guarantee commission has been charged by the subsidiaries from the Company in respect of the aforesaid arrangement. The balance of non-current borrowing in Company as at 31.03.2026 is ₹ 4,741.07 Lacs (P.Y. 5,108.53 Lacs).
2. The Company has Issued corporate guarantee to Piramal Finance Limited for the term loan of ₹ 8,000 lacs availed by the wholly owned subsidiary Company Eldeco Inception Buildtech Private Limited and sanctioned on 24.07.2023. No consideration or guarantee commission has been charged by the Company in respect of the aforesaid arrangement. Term loan balance as at 31.03.2026 in subsidiary is ₹ 5,545.73 Lacs (P.Y. ₹ 6,316.93 Lacs).
3. The wholly owned subsidiaries being Ascendancy Constructions Private Limited, Carnation Realtors Private Limited, Facility Constructions Private Limited, Garv Constructions Private Limited and Khwahish Constructions Private Limited together with the Company, are co-borrowers under a term loan facility of ₹11,000 Lacs sanctioned by Piramal Finance Limited on 20.01.2026, disbursed to and utilised solely by the Company. As security for the said facility, by a charge over the subsidiary companies land situated at Village-Khujoli & Dharmanghat Khera, New Jail Road, Lucknow-226301, and 100% of its paid up equity share capital, held by the Company, has been pledged as additional security. No consideration or guarantee commission has been charged by the subsidiaries from the Company in respect of the aforesaid arrangement. The amount outstanding of term loan in EHIL as at 31.03.2026 is ₹ 5,041.03 Lacs (P.Y. Nil).
4. The Company has received corporate guarantee from its wholly owned subsidiary Company Eldeco Inception Buildtech Private Limited for the facility sanctioned from Piramal Finance Limited by the Company of ₹ 11,000 lacs on 20.01.2026. No consideration or guarantee commission has been charged by the subsidiary from the Company in respect of the aforesaid arrangement. Term loan balance as at 31.03.2026 is ₹ 5,041.03 Lacs (P.Y. Nil).

41. FINANCIAL INSTRUMENTS: ACCOUNTING CLASSIFICATION, FAIR VALUE MEASUREMENTS

31st March, 2026

(Amount in Lacs)

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
Financial Assets							
Investments	1,771.20	4.89	-	1,776.10	4.89	-	-
Loans	-	-	-	-	-	-	-
Other Non-Current Financial Assets	32.75	-	-	32.75	-	-	-
Trade Receivable	95.30	-	-	95.30	-	-	-
Cash and Cash Equivalents	18,253.98	-	-	18,253.98	-	-	-
Other Bank Balances	284.01	-	-	284.01	-	-	-
Other Current Financial Assets	-	-	-	-	-	-	-
Total	20,437.25	4.89	-	20,442.14	4.89	-	-
Financial Liabilities							
Non-Current Borrowings	9,252.10	-	-	9,252.10	-	-	-
Non-Current Lease Liabilities	-	-	-	-	-	-	-
Other Non-Current Financial Liabilities	286.65	-	-	286.65	-	-	-
Current Borrowings	576.07	-	-	576.07	-	-	-
Current Lease Liabilities	43.81	-	-	43.81	-	-	-
Trade Payables	990.81	-	-	990.81	-	-	-
Other Current Financial Liabilities	381.10	-	-	381.10	-	-	-
Total	11,530.55	-	-	11,530.55	-	-	-

31st March, 2025

(Amount in Lacs)

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
Financial Assets							
Investments	1,775.72	(6.52)	-	1,769.20	(6.52)	-	-
Loans	5,225.25	-	-	5,225.25	-	-	-
Other Non-Current Financial Assets	31.56	-	-	31.56	-	-	-
Trade Receivable	134.17	-	-	134.17	-	-	-
Cash and Cash Equivalents	7,242.77	-	-	7,242.77	-	-	-
Other Bank Balances	268.15	-	-	268.15	-	-	-

31st March, 2025 (Contd.)

(Amount in Lacs)

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
Other Current Financial Assets	-	-	-	-	-	-	-
Total	14,677.62	(6.52)	-	14,671.10	(6.52)	-	-
Financial Liabilities							
Non-Current Borrowings	5,108.53	-	-	5,108.53	-	-	-
Non-Current Lease Liabilities	43.81	-	-	43.81	-	-	-
Other Non-Current Financial Liabilities	260.20	-	-	260.20	-	-	-
Current Borrowings	46.07	-	-	46.07	-	-	-
Current Lease Liabilities	61.50	-	-	61.50	-	-	-
Trade Payables	1,079.38	-	-	1,079.38	-	-	-
Other Current Financial Liabilities	299.93	-	-	299.93	-	-	-
Total	6,899.43	-	-	6,899.43	-	-	-

42. FINANCIAL RISK MANAGEMENT

The Company activities exposes it to variety of financial risk i.e. Credit Risk, Liquidity Risk, Capital Risk, Interest Rate Risk, etc. These risks are managed by senior management of the Company and is supervised by Board of Directors of the Company to minimise potential adverse effects on the financial performance of the Company.

(i) Credit Risk:

Credit risk from cash and cash equivalents and bank deposits is considered immaterial in view of the creditworthiness of the banks the Company works with. Credit risk is the risk i.e a customer or the counter party fails to pay to the Company causing financial loss. The credit risk primarily arises from outstanding receivables from customer. The Company has specific policies for managing customer credit risk on an ongoing basis. These policies factor in the customer financial position, past experience and other customer specific factor.

Financial assets are written off when there is no reasonable expectation of recovery such as a debtor failing to engage in a repayment plan with the Company. The Company makes provision for doubtful debt or write off when a debtor fails to make contractual payments. When loans or receivables have either been provided for or written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. When recoveries are made, these are recognised in the Statement of Profit and Loss. The Company has low credit risk in respect to cash and cash equivalent, other bank balances, other financial assets, trade receivables and security deposits paid.

(ii) Liquidity Risk:

Liquidity Risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due. Management monitors rolling forecasts of the liquidity position and cash and cash equivalent on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

The following table summarizes the liquidity position of the Company:

(Amount in Lacs)

S. No.	Particulars	As at 31.03.2026	As at 31.03.2025
i	Cash & Cash Equivalents and Bank Balances	18,537.99	7,510.92
ii	Bank Borrowings	9,828.17	5,154.60

The above chart depicts that the Company has adequate liquidity and considers liquidity risk as low risk.

(iii) Capital Risk Management:

The Company's capital risk management objective is to ensure that at all times it remains a going concern and safeguards the interest of the shareholders and other stakeholders. The Company monitors capital on the basis of carrying amount of equity plus its subordinated loan, less cash and other cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to the shareholders, return capital to shareholders or issue new shares. The amount managed as capital by the Company are summarised as follows:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Borrowings non-current	9,252.10	5,108.53
Borrowings current	576.07	46.07
Less: Cash and Cash Equivalents and other Bank balances	18,537.99	7,510.92
Net Debt	(8,709.82)	(2,356.32)
Total Equity	35,678.26	33,452.54
Net Debt to Equity Ratio	(0.24)	(0.07)

The above chart depicts that the Company has low capital risk.

(iv) Interest Rate Risk:

The Company has no working capital facilities with the Bank. During the year Company has availed Term Loan from Bank. The Company exposure to interest rate risk on borrowings is as follows:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Non-Current Borrowings at variable rate	9,252.10	5,108.53
Current Borrowings at variable rate	576.07	46.07
Interest Expense on current borrowing	-	-
Interest Expense on non-current borrowing	307.01	414.93
Interest income on deposits	601.63	362.56

The above chart depicts that the Company has low interest risk.

(v) Market Risk:

The Company is engaged into the business of real estate properties for residential and commercial purpose. The Company sales and collection has been increased. The Company has assessed the carrying amounts of Receivables, Inventories, Investments and other Assets/Liabilities. The Company will continue to monitor developments to identify significant uncertainties in future periods, if any. The Company has low market risk.

(vi) Foreign Currency Risk:

The Company do not deal in foreign currency transactions. The Company do not have any foreign currency risk.

43. LEASES

The principal portion of the lease payments and interest have been disclosed under cash flow from financing activities. The weighted average incremental borrowing rate of 8% p.a. has been applied to lease liability recognised in balance sheet at the date of initial application. On application of IND AS 116, the nature of expense has changed from lease rent in previous periods to depreciation cost for right to use asset and finance cost for interest accrued on lease liability.

The details of right to use asset held by the Company is as follows:

Particulars	(Amount in Lacs)		
	Net Carrying amount as at 01.04.2025	Net Addition (Deletion) for the year ended 31.03.2026	Net Carrying amount as at 31.03.2026
Building	72.08	(43.25)	28.83

Depreciation on right to use asset is ₹ 43.25 Lacs and interest on lease liability for year ended 31.03.2026 is ₹ 5.75 Lacs.

Lease Contracts entered by the Company majorly pertains to building taken on lease to conduct the business activities in ordinary course.

The following is breakup of Current and Non-Current Lease Liability as at:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Current lease liability	43.81	61.50
Non-Current lease liability	-	43.81
Total	43.81	105.31

The following is movement in Lease Liability:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Balance at the beginning of the year	105.31	162.10
Additions during the year	-	-
Finance cost accrued during the year	5.75	10.47
Deletion	-	-
Payment of lease liability (including interest)	67.26	67.26
Balance at the end of the year	43.81	105.31

The table below provides details regarding the Contractual Maturities of Lease Liability:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Less than one year	43.81	61.50
One to five years	-	43.81
More than five years	-	-
Total	43.81	105.31

44. COMPANY AS LESSOR

The Company has leased out office and commercial premises under non-cancellable operating leases. These leases have terms of between 2-9 years. Some leases include a clause to enable upward revision of the rental charge on an annual basis according to prevailing market conditions. The total lease rentals recognised as income during the year is ₹ 41.57 Lacs (31st March, 2025: ₹ 36.17 Lacs). Future minimum rentals receivable under non-cancellable operating leases are as follows:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
With in one year	41.76	41.57
After one year but not more than 5 years	237.81	182.17
More than 5 years	216.10	275.98
Total	495.67	499.72

45. The Company is engaged in the business of Real Estate activities. These in context of Indian Accounting Standard 108 (IND AS 108) on Segment Reporting are considered to constitute one single primary segment.

Information about geographical segment:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
With in India	15,354.07	12,079.62
Outside India	-	-
Total	15,354.07	12,079.62

Note: No single customer represents 10% or more Company's total revenue for the year ended 31st March, 2026.

46. ADDITIONAL REGULATORY INFORMATION

Sr. No.	Ratios	Numerator	Denominator	Mar-26	Mar-25	Change in ratio as compared to preceding year	Reason for change in ratio by more than 25% as compared to preceding year
1	Current Ratio (in times)	Total Current Assets	Total Current Liabilities	2.03: 1	2.1: 1	-3%	Not Applicable
2	Debt-Equity Ratio (in times)	Debts Consists of long borrowings and lease liabilities	Total Equity	0.28: 1	0.16: 1	12%	Not Applicable
3	Debt Service Coverage Ratio (in times)	Earning for Debt Service = Net Profit after taxes + Non-cash operating expenses + Interest + other non-cash adjustments	Debt Service = Interest and lease payments + Principal repayments	4.19: 1	7.42: 1	-44%	Due to repayment of Installment and Interest of Term Loan
4	Return on Equity Ratio (in %)	Profit for the year less Preference dividend (if any)	Average Total Equity	9.00%	7.89%	14%	Not Applicable
5	Inventory Turnover Ratio (in times)	Revenue from Operations	Average Inventory	0.13:1	0.13: 1	-	Not Applicable
6	Trade Receivables Turnover Ratio (in times)	Revenue from Operations	Average Trade Receivables	33.46:1	12.99:1	158%	Due to decrease in Trade Receivables
7	Trade Payables Turnover Ratio (in times)	Direct Operating Cost+Other expenses	Average Trade Payables	2.86:1	2.05:1	40%	Due to decrease in Trade Payables

46. ADDITIONAL REGULATORY INFORMATION (Contd.)

Sr. No.	Ratios	Numerator	Denominator	Mar-26	Mar-25	Change in ratio as compared to preceding year	Reason for change in ratio by more than 25% as compared to preceding year
8	Net Capital Turnover Ratio (in times)	Revenue from operations	Average Working Capital (i.e. Total current Assets less Total Current Liabilities)	0.1:1	0.1:1	-	Not Applicable
9	Net Profit Ratio (in %)	Profit for the year	Revenue from Operations	20.26%	21.27%	-5%	Not Applicable
10	Return on Capital Employed (in %)	Profit before tax and finance cost	Capital employed = Net worth + Lease liabilities + Deferred tax liabilities	13.27%	11.53%	15%	Not Applicable
11	Return on Investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	-	-	-	Not Applicable

47. CORPORATE SOCIAL RESPONSIBILITY (CSR)

As per Section 135 of the Companies Act, 2013, a CSR committee has been formed by the Company. The proposed areas for CSR activities, as per the CSR policy of the Company are promotion of education, sports, rural development activities, medical facilities, employment and ensuring environmental sustainability which are specified in Schedule VII of the Companies Act, 2013.

(Amount in Lacs)

Particulars	Year Ended 31.03.2026	Year Ended 31.03.2025
a. The Gross amount required to be spent by the Company during the year as per Section 135 read with Schedule VII of the Companies Act, 2013	81.92	97.52
b. Amount approved by the Board to be spent during the year	81.92	97.52
c. Amount spent during the year on:		
i) Construction/acquisition of Assets	-	-
ii) purposes other than (i) above	36.27	99.99
d. In Separate CSR Unspent Account to be spent on ongoing projects*	45.65	36.35
i. The breakup of expenses included in amount spent are as under:		
Eradicating hunger & health care	-	3.00
On promoting education	-	25.00
Social welfare	34.07	35.00
Sanitation	-	7.40

(Amount in Lacs)		
Particulars	Year Ended 31.03.2026	Year Ended 31.03.2025
Promoting Sports	2.00	1.50
Health	-	13.84
Protection of Flora	0.20	14.24
Total	36.27	99.99

*Transferred to separate unspent CSR bank account subsequent to the balance sheet date.

Details of ongoing project and other than ongoing project

(Amount in Lacs)						
In Case of Section 135(6) (ongoing project)						
Opening Balance		Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company	In separate CSR unspent A/c		From Company's bank A/c	From separate CSR unspent A/c	With Company	In separate CSR unspent A/c
-	88.66	45.85	0.20	-	-	134.31

(Amount in Lacs)				
In Case of Section 135(5) (Other than ongoing project)				
Opening Balance	Amount deposited in specified fund of Sch VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	36.07	36.07	-

48. DIVIDEND

(Amount in Lacs)		
Particulars	Year Ended 31.03.2026	Year Ended 31.03.2025
Proposed Dividend		
Proposed final dividend for the year ended 31 st March, 2026 of ₹ 9.00 per share*	884.97	-
Proposed final dividend for the year ended 31 st March, 2025 of ₹ 9.00 per share	-	884.97
Paid Dividend		
Final dividend for the year ended 31 st March, 2025 of ₹ 9.00 per share	884.97	-
Final dividend for the year ended 31 st March, 2024 of ₹ 8.00 per share	-	786.64

*Proposed Dividend on equity shares are subject to approval at ensuing Annual General Meeting.

49. OTHER STATUTORY INFORMATION

- (i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company has not availed working capital limits in excess of Rupees five crores in aggregate at any point of time during the year from banks or financial institution on the basis of security of current assets.
- (iii) The Company do not have any transactions with Companies struck off.
- (iv) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- (v) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (vi) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (vii) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the 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 on behalf of the Ultimate Beneficiaries.

- (viii) The Company have not, any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (ix) The Company has not been declared a wilful defaulter by any bank or financial institution or Government Authorities during the year.
- (x) During the year, there is no scheme or arrangement approved by the competent authority in terms of section 230 to 237 of the Companies Act, 2013.

50. AUDIT TRAIL

The Company has used an accounting softwares for maintaining its books of accounts for the financial year ended 31.03.2026, which has a feature of recording audit trail (Edit log) facility and the same has been operating for all relevant transactions recorded in the software. Although the accounting software has inherent limitations, there were no instances of the audit trail feature being tampered. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record.

51. Previous years figures have been regrouped, rearranged or reclassified, wherever necessary to confirm the current year's classification.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642

Place: New Delhi
Date: May 25, 2026

For and on behalf of the Board of Directors

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

Independent Auditors' Report

To the Members of Eldeco Housing and Industries Limited

Report on the Audit of the Consolidated Financial Statements

OPINION

We have audited the accompanying Consolidated Financial Statements of **Eldeco Housing and Industries Limited** ("the Holding Company") its subsidiaries as per **Annexure-1** (collectively referred to as "**the Group**"), comprising of the Consolidated Balance Sheet as at 31st March, 2026, the Consolidated Statement of Profit and Loss including Other Comprehensive Income, the Consolidated Statement of Cash Flows and the Consolidated Statement of Changes in Equity for the year then ended and Notes to Consolidated Financial Statements including a summary of the 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 other auditors on separate financial statements and on the other financial information of the subsidiaries, 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 Indian Accounting Standards ("**IND AS**") prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and accounting principles generally accepted in India of the consolidated state of affairs of the Group as at 31st March, 2026, of its consolidated profit (including other comprehensive income), consolidated cash flows and consolidated changes in equity for the year then ended.

BASIS FOR OPINION

We conducted our audit of the Consolidated 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 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 we have obtained along with the consideration of audited financial statements referred to in "Other Matters" is sufficient and appropriate to provide a basis for our audit opinion on the Consolidated Financial Statements.

KEY AUDIT MATTERS

Key Audit Matters ("**KAM**") are those matters that in our professional judgement were of most significance in our audit of the Consolidated Financial Statements of the current period. 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. We have determined following key audit matters to be communicated in our report:

Description of Key Audit Matters

Key Audit Matters	How the Key Audit Matter was addressed in our audit report
Revenue Recognition The Group's most significant revenue streams involve sale of residential and commercial units representing 93.86% of the total revenue from operations of the Group. Revenue is recognised post transfer of control of residential and commercial units to customers for the amount/consideration which the Group expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable. The Group records revenue over time till the actual possession to the customers or on actual possession to the customers, as determined by the terms of contract with customers.	Our audit procedures included following: - Evaluating the design and implementation and tested operating effectiveness of key internal controls over revenue recognition. - Evaluating the accounting policies adopted by the Company for revenue recognition to check those are in line with the applicable accounting standards and their consistent application to the significant sales contracts.

Description of Key Audit Matters (Contd.)

Key Audit Matters	How the Key Audit Matter was addressed in our audit report
	- Scrutinising the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk based criteria, with relevant underlying documentation. - Testing timeliness of revenue recognition by comparing individual sample sales transactions to underlying contracts. - Conducting site visits during the year for selected projects to understand the scope, nature and progress of the projects. - Considering the adequacy of the disclosures in the Consolidated Financial Statements in respect of the judgements taken in recognising revenue for residential and commercial property units in accordance with IND AS 115.

INFORMATION OTHER THAN THE CONSOLIDATED FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The Holding Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditor's report thereon. The Company's annual report is expected to be made available to us after the date of this Auditor's Report.

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 and in doing so, consider whether the other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE 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 accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. The respective Board of Directors of the Companies included in the 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 judgements 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.

In preparing the Consolidated Financial Statements, Management and Board of Directors of the Companies included in the Group are responsible for assessing the Group'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 the Group.

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 decision of users taken on the basis of these Consolidated Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgement 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 subsidiary Companies which are Companies incorporated in India 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 in the Financial Statement by 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 Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements of the entities or business activities within the Group to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the financial statements of which we are the independent auditors. For the other entities included in the 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 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

We did not audit the financial statements and other financial information in respect of 34 subsidiary Companies, included in the statement, whose Financial Statements includes Total Assets of ₹ 26,969.58 Lacs as at 31st March, 2026, Total Revenue (including other income) of ₹ 1,351.01 Lacs and net cash flows of ₹ 1,782.41 Lacs for the year ended 31st March, 2026, as considered in the Consolidated Financial Statements. These financial statements have been audited by other auditors whose reports 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 subsidiary Companies and our report in terms of Section 143(3) of the Act, in so far as it relates to the aforesaid subsidiaries are based solely on the reports of the other auditors.

Our opinion on the Consolidated Financial Statements and our report on Other Legal and Regulating Requirements below is not modified in respect of the above matter with respect to our reliance on the work done and the report of the other auditors.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by clause (xxi) of paragraph 3 of the Companies (Auditor's Report) Order, 2020 (**"the Order"**), issued by the Central Government of India in terms of sub Section 11 of Section 143 of the Act, based on our audit and on the consideration of report of the other auditors on separate IND AS financial statements and the other financial information of the subsidiary Companies, incorporated in India, as noted in the 'Other Matter' paragraph we have given in the **"Annexure I"**. We report that there are no qualifications or adverse remarks reported in the respective reports of such subsidiary Companies.

2. As required by Section 143(3) of the Act, based on our audit and on the consideration of the report of the other auditor on separate financial statements and other financial information of the subsidiaries incorporated in India whose financial statements have been audited under the Act, we report, to the extent applicable, that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the aforesaid Consolidated Financial Statements.
- b) In our opinion, proper books of accounts 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.
- c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including Other Comprehensive Income, Consolidated Statement of Cash Flows and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of accounts maintained for the purpose of preparation of the Consolidated Financial Statements.
- d) In our opinion, the aforesaid Consolidated Financial Statements comply with the IND AS specified under Section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2015.
- e) On the basis of the written representations received from the directors of the Holding Company as on 1st April, 2026 taken on record by the Board of Directors of the Holding Company and on the basis of written representations received by the management from directors of its subsidiaries which are incorporated in India, as on 1st April, 2026, none of the directors of the Group companies incorporated in India is disqualified as on 31st March, 2026 from being appointed as a Director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to Consolidated Financial Statements of the Holding Company and its subsidiary Companies covered under the Act and the operating effectiveness of such controls, refer to our separate report in **'Annexure A'** wherein we have expressed an unmodified opinion.

- g) 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 and based on the consideration of the report of the other auditors on separate financial statements and also other financial information of the subsidiaries, as noted in the 'Other Matter' paragraph:
- i. The Consolidated Financial Statements discloses impact of pending litigations on the consolidated financial position of the Group. (Refer note no. 38 to the Consolidated Financial Statements).
 - ii. The Holding Company and its subsidiary Companies did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31st March, 2026.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary Companies covered under the Act, during the year ended 31st March, 2026.
 - iv. a) The respective managements of the Holding Company and its subsidiary Companies, incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries respectively that, to the best of their knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Holding Company or its subsidiary Companies, to or in any person(s) or entity(ies), including foreign entities ('the 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 Holding Company or any such subsidiary Companies ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - b) The respective managements of the Holding Company and its subsidiary Companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries respectively that, to the best of their knowledge and belief, no funds have been received by the Holding Company or its subsidiary Companies from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any such subsidiary Companies 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; and
 - c) Based on such audit procedures performed by us and that performed by the auditor of the subsidiary, as considered reasonable and appropriate in the circumstances, nothing has come to our or other auditors' notice that has caused us or the other auditor to believe that the management representations under sub clauses (a) and (b) above contain any material misstatement.
 - v. a) The final dividend proposed in the previous year, declared and paid by the Holding Company during the year is in accordance with Section 123 of the Act, as applicable.
 - b) No interim dividend was declared or paid during the year by the Holding Company.
 - c) The Board of Directors of the Holding Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.

- vi. Based on our examination, which included test checks and based on the other auditor's reports of its subsidiary Companies incorporated in India whose financial statements have been audited under the Act, the Parent Company and its subsidiary Companies incorporated in India have used accounting software(s) for maintaining their respective books of account for the financial year ended March 31, 2026, which have 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(s).

Further, where audit trail (edit log) facility was enabled and operated throughout the year for the respective accounting software's, we did not come across any instance of the audit trail feature being tampered

with. However, due to the inherent limitation of the accounting software's, we are unable to comment whether there were any instances of the audit trail feature been tampered during the audit period. Further, the audit trail has been preserved by the Group as per statutory requirements for record retention.

3. As required by Section 197(16) of the Act based on our audit, we report that the Holding Company has paid remuneration to its Directors during the year in accordance with the provisions of and limits laid down under Section 197 read with Schedule V of the Act. Further, we report that subsidiaries incorporated in India whose financial statements have been audited under the Act has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under Section 197(16) of the Act is not applicable for such subsidiaries.

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642
UDIN: 26401642XRSEAD7340

Place: New Delhi
Date: May 25, 2026

Annexure - A

To Independent Auditors' Report

(Referred to the paragraph 2 (f) under "Report on other Legal and Regulatory Requirements" section of our report to the Members of Eldeco Housing and Industries Limited of even date)

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

In conjunction with our audit of the Consolidated Financial Statements of **Eldeco Housing and Industries Limited ("the Holding Company")** as of and for the year ended March 31, 2026, we have also audited the internal financial controls with reference to Consolidated Financial Statements of the Holding Company and its subsidiary Companies (the Holding Company and its subsidiaries together referred to as **"the Group"**), which are Companies incorporated in India, as of that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The respective Board of Directors of the Holding Company and 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 Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the 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 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.

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the **"Guidance Note"**) issued by ICAI and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. 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 Consolidated Financial Statements, whether due to fraud or error.

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

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 Consolidated 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 Consolidated Financial Statements in accordance with generally accepted accounting principles and that receipts and expenditures of the Company are being made only in accordance with authorizations of Management and Directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Company's assets that could have a material effect on the Consolidated Financial Statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

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

OPINION

In our opinion, to the best of our information and according to the explanation given to us, the Holding Company 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 31st March, 2026 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the ICAI.

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 in so far as it relates to financial statements of 34 subsidiary Companies which are incorporated in India, is based solely on the reports of the other auditors.

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642
UDIN: 26401642XRSEAD7340

Place: New Delhi
Date: May 25, 2026

ANNEXURE I: TO THE INDEPENDENT AUDITORS' REPORT

S. No.	Name of the Company	Relationship
1.	Aaj Constructions Private Limited	Wholly owned Subsidiary
2.	Artistry Construction Private Limited	Wholly owned Subsidiary
3.	Ascendancy Constructions Private Limited	Wholly owned Subsidiary
4.	Carnation Realtors Private Limited	Wholly owned Subsidiary
5.	Cascade Constructions Private Limited	Wholly owned Subsidiary
6.	Clairmont Properties Private Limited*	Wholly owned Subsidiary
7.	Conviction Constructions Private Limited	Wholly owned Subsidiary
8.	Conception Realtors Private Limited	Wholly owned Subsidiary
9.	Deepjyoti Constructions Private Limited	Wholly owned Subsidiary
10.	Dua Constructions Private Limited	Wholly owned Subsidiary
11.	Eco World Properties Private Limited	Wholly owned Subsidiary
12.	Eldeco Inception Buildtech Private Limited	Wholly owned Subsidiary
13.	Eldeco Prosper Constructions Private Limited	Wholly owned Subsidiary
14.	Erudite Constructions Private Limited	Wholly owned Subsidiary
15.	Facility Constructions Private Limited	Wholly owned Subsidiary
16.	Flourish Constructions Private Limited	Wholly owned Subsidiary
17.	Frozen Constructions Private Limited	Wholly owned Subsidiary
18.	Garv Constructions Private Limited	Wholly owned Subsidiary
19.	Golfshire Realtors Private Limited**	Wholly owned Subsidiary
20.	Heather Buildcon Private Limited	Wholly owned Subsidiary
21.	Iris Realtors Private Limited	Wholly owned Subsidiary
22.	Khwahish Constructions Private Limited	Wholly owned Subsidiary
23.	Miraculous Properties Private Limited	Wholly owned Subsidiary
24.	Neo Realtors Private Limited	Wholly owned Subsidiary
25.	Neptune Infracon Private Limited	Wholly owned Subsidiary
26.	Numerous Constructions Private Limited	Wholly owned Subsidiary
27.	Omni Farms Private Limited	Wholly owned Subsidiary
28.	Placate Constructions Private Limited	Wholly owned Subsidiary
29.	Primacy Constructions Private Limited	Wholly owned Subsidiary
30.	Proficiency Real Estate Private Limited	Wholly owned Subsidiary
31.	Samarpit Constructions Private Limited	Wholly owned Subsidiary
32.	Shivaye Constructions Private Limited	Wholly owned Subsidiary
33.	Spring Greens Realty Private Limited	Wholly owned Subsidiary
34.	Suniyogit Constructions Private Limited	Wholly owned Subsidiary
35.	Supremacy Builders Private Limited	Wholly owned Subsidiary
36.	Sushobhit Constructions Private Limited	Wholly owned Subsidiary
37.	Swarajya Builders Private Limited	Wholly owned Subsidiary
38.	Swarg Constructions Private Limited	Wholly owned Subsidiary
39.	Swabhimani Buildtech Limited	Wholly owned Subsidiary
40.	Turbo Realtors Private Limited	Wholly owned Subsidiary
41.	Utsav Constructions Private Limited	Wholly owned Subsidiary
42.	Yojna Constructions Private Limited	Wholly owned Subsidiary

*Incorporated on 19.07.2025

**Incorporated on 17.07.2025

Consolidated Balance Sheet

As at 31st March, 2026

(Amount in Lacs unless otherwise stated)

Particulars	Note No.	As at 31.03.2026	As at 31.03.2025
ASSETS			
Non-Current Assets			
a Property, Plant and Equipment	2	345.97	366.76
b Other Intangible Assets	2	2.08	1.48
c Right to Use Assets	2	28.83	72.08
d Goodwill on Consolidation		1,287.93	1,287.93
e Financial Assets			
i) Investments	3	30.95	26.06
ii) Loans	4	-	6,638.28
iii) Other Financial Assets	5	128.21	114.28
f Deferred Tax Assets (Net)	6	63.44	37.48
Total Non-Current Assets		1,887.41	8,544.35
Current Assets			
a Inventories	7	67,266.07	54,778.69
b Financial Assets			
i) Trade Receivables	8	95.30	134.17
ii) Cash and Cash Equivalents	9	25,332.01	11,300.45
iii) Bank Balances other than (ii) above	10	790.77	661.00
iv) Other Financial Assets	11	243.91	225.61
c Other Current Assets	12	9,700.09	6,523.64
Total Current Assets		1,03,428.15	73,623.56
TOTAL ASSETS		1,05,315.57	82,167.92
EQUITY AND LIABILITIES			
Equity			
a Equity Share Capital	13	196.66	196.66
b Other Equity	14	39,765.31	38,221.34
Total Equity		39,961.97	38,418.00
LIABILITIES			
Non-Current Liabilities			
a Financial Liabilities			
i) Borrowings	15	11,597.83	9,825.46
ii) Lease Liabilities	16	-	43.81
iii) Other Financial Liabilities	17	286.65	260.20
b Other Non-Current Liabilities	18	101.02	94.48
c Provisions	19	178.59	113.00
Total Non-Current Liabilities		12,164.09	10,336.96
Current Liabilities			
a Financial Liabilities			
i) Borrowings	20	3,776.07	1,646.07
ii) Lease Liabilities	21	43.81	61.50
iii) Trade Payables	22		
a) total outstanding dues of micro enterprises and small enterprises		-	-
b) total outstanding dues of creditors other than micro enterprises and small enterprises		1,406.68	1,526.97
iv) Other Financial Liabilities	23	482.53	377.19
b Other Current Liabilities	24	47,405.18	29,777.69
c Provisions	25	5.61	12.93
d Current Tax Liabilities (Net)	26	69.63	10.60
Total Current Liabilities		53,189.51	33,412.96
TOTAL EQUITY AND LIABILITIES		1,05,315.57	82,167.92
Material Accounting Policies	A		
Notes on Consolidated Financial Statements	1-54		

The notes referred to above form an integral part of the Consolidated Financial Statements.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642

Place: New Delhi
Date: May 25, 2026

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

For and on behalf of the Board of Directors

Shrikant Jajodia
(Director)
DIN: 00602511

Chandni Vij
(Company Secretary)
M.No.: A46897

Consolidated Statement of Profit & Loss

For the year ended 31st March, 2026

(Amount in Lacs unless otherwise stated)

Particulars	Note No.	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
I INCOME			
1 Revenue from Operations	27	16,492.87	13,394.14
2 Other Income	28	1,078.83	975.50
TOTAL INCOME		17,571.70	14,369.63
II EXPENSES			
1 Cost of Material Consumed, Construction & Other Related Project Cost	29	19,760.17	18,343.22
2 Change in Inventories of Finished Goods & Project in Progress	30	(12,421.87)	(11,014.26)
3 Employee Benefit Expense	31	1,462.08	1,086.81
4 Finance Cost	32	314.83	427.78
5 Depreciation & Amortization Expense	33	84.75	83.78
6 Other Expenses	34	4,619.20	2,389.58
TOTAL EXPENSES		13,819.15	11,316.91
III Profit before Tax		3,752.55	3,052.73
IV Tax Expense	35		
Current Tax		1,143.21	928.08
Deferred Tax		(26.17)	(26.46)
Tax adjustments for earlier years (Net)		207.21	0.27
TOTAL TAX EXPENSES		1,324.24	901.89
V Profit for the Year		2,428.31	2,150.84
VI Other Comprehensive Income/(Loss)			
Items that will not be reclassified to Statement of Profit or Loss			
Remeasurements of the Net Defined Benefit Plans		0.84	(4.71)
Tax Impact on above		(0.21)	1.19
Total Other Comprehensive Income		0.63	(3.53)
VII Total Comprehensive Income for the year		2,428.94	2,147.31
Net Profit attributable to			
a) Owners of the Company		2,428.31	2,150.84
b) Non Controlling Interest		-	-
Other Comprehensive Income attributable to			
a) Owners of the Company		0.63	(3.53)
b) Non Controlling Interest		-	-
Total Comprehensive Income attributable to			
a) Owners of the Company		2,428.94	2,147.31
b) Non Controlling Interest		-	-
VIII Earning Per Equity Share: (Face value ₹ 2 each) (2025: ₹ 2 each) in Rupees	36		
Basic		24.70	21.87
Diluted		24.70	21.87
Material Accounting Policies	A		
Notes on Consolidated Financial Statements	1-54		

The notes referred to above form an integral part of the Consolidated Financial Statements.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

For and on behalf of the Board of Directors

CA Udit Bansal
Partner
Membership Number: 401642

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Place: New Delhi
Date: May 25, 2026

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

Consolidated Cash Flow Statement

For the year year 31st March, 2026

(Amount in Lacs unless otherwise stated)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
(A) Cash flow from Operating Activities:		
Profit before taxation and exceptional items	3,752.55	3,052.73
Adjusted for		
Depreciation*	85.70	85.09
Interest Income	(1,007.27)	(862.37)
Interest Paid	314.83	427.78
Gain on Financial Assets carried through FVTPL	(4.89)	6.52
Profit on sale of Property, Plant & Equipment	(0.05)	-
Other Comprehensive Income	0.84	(4.71)
Operating Profit before Working Capital Changes	3,141.70	2,705.02
Movement in working capital		
Decrease/(Increase) in Non-Current Financial Assets	6,624.35	(343.65)
Decrease/(Increase) in Non-Current Assets	(25.96)	(27.65)
Decrease/(Increase) in Inventories	(12,487.38)	(11,054.51)
Decrease/(Increase) in Trade Receivables	38.88	196.48
Decrease/(Increase) in Other Bank Balance	(129.77)	(10.08)
Decrease/(Increase) in Other Current Financial Assets	(18.30)	(50.56)
Decrease/(Increase) in Other Current Assets	(3,176.45)	(2,059.68)
Increase/(Decrease) in Non-Current Financial Liabilities	(17.36)	75.18
Increase/(Decrease) in Other Non-Current Liabilities	6.53	27.63
Increase/(Decrease) in Provisions	58.27	27.59
Increase/(Decrease) in Trade Payables	(120.29)	(518.88)
Increase/(Decrease) in Other Current Financial Liabilities	105.34	43.45
Increase/(Decrease) in Other Current Liabilities	17,736.08	10,505.64
Cash Generated from Operations	11,735.63	(484.03)
Direct Taxes	(1,324.45)	(900.70)
Net Cash from Operating Activities	10,411.17	(1,384.73)
(B) Cash Flow from Investing Activities:		
Purchase of Property, Plant & Equipments	(22.81)	(7.33)
Sale of Property, Plant & Equipments	0.60	-
Interest Received during the year	1,007.27	862.37
Net Cash from Investing Activities	985.07	855.04
(C) Cash Flow from Financing Activities:		
Borrowings	3,902.38	3,239.74
Final Dividend Paid	(884.97)	(786.64)
Repayment of Lease Liabilities	(67.26)	(67.26)
Interest & Finance Charges paid	(314.83)	(427.78)
Net Cash (used in)/from Financing Activities	2,635.33	1,958.07
Net (Decrease)/Increase in Cash and Cash Equivalents	14,031.57	1,428.38
Cash and Cash Equivalents at the beginning of the year	11,300.45	9,872.07
Cash and Cash Equivalents at the end of the year	25,332.02	11,300.45

Notes:

	(Amount in Lacs)	
Components of Cash and Cash Equivalents as at	For the year ended March 31, 2026	For the year ended March 31, 2025
Cash on hand	93.93	61.95
Balance with banks in current account	24,972.33	11,027.74
Cheques on hand	101.20	126.20
Stamp on hand	164.56	84.56
Cash and cash equivalents at the end of the year (Refer note no. 9)	25,332.01	11,300.45

	(Amount in Lacs)	
Reconciliation Statement of Cash and Bank Balance	For the year ended March 31, 2026	For the year ended March 31, 2025
Cash and Cash Equivalents at the end of the year as per above	25,332.01	11,300.45
Add: Balance with bank in dividend/unclaimed dividend accounts	52.01	43.86
Add: Deposits held as margin money/earnest Money with original maturity of more than three months but less than equal to twelve months	232.00	233.97
Deposits with original maturity of more than three months but less than equal to twelve months	506.76	383.16
Cash and bank balance as per balance sheet (Refer note no. 9 & 10)	26,122.78	11,961.44

DISCLOSURE AS REQUIRED BY IND AS 7

Reconciliation of liabilities arising from financing activities

	(Amount in Lacs)			
31 st March, 2026	Opening Balance	Cash Flows	Non-Cash Changes	Closing Balance
Non-Current Secured Borrowings (Refer note no. 15)	9,825.46	1,772.37	-	11,597.83
Current Secured Borrowings (Refer note no. 20)	1,646.07	-	2,130.00	3,776.07
Total	11,471.53	1,772.37	2,130.00	15,373.91

	(Amount in Lacs)			
31 st March, 2025	Opening Balance	Cash Flows	Non-Cash Changes	Closing Balance
Non-Current Secured Borrowings (Refer note no. 15)	8,185.72	1,639.74	-	9,825.46
Current Secured Borrowings (Refer note no. 20)	46.07	-	1,600.00	1,646.07
Total	8,231.79	1,639.74	1,600.00	11,471.53

*Depreciation includes amount charged to cost of material consumed and other related project cost.

The Cash Flow Statement has been prepared under the Indirect Method as set out in Indian Accounting Standard (IND AS-7) Statement of Cash Flows.

The notes referred to above form an integral part of the Consolidated Financial Statements.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

For and on behalf of the Board of Directors

CA Udit Bansal
Partner
Membership Number: 401642

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Place: New Delhi
Date: May 25, 2026

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

Consolidated Statement of Changes in Equity

For the year ended 31st March, 2026

A. EQUITY SHARE CAPITAL

Particulars	Number of Shares	Amount in Lacs
Equity Shares of ₹ 2 per share issued, subscribed and fully paid up		
As at 1 st April, 2024	98,33,000	196.66
Changes in Equity share capital due to prior period errors	-	-
Changes in Equity share capital during the year	-	-
As at 31st March, 2025	98,33,000	196.66
As at 1 st April, 2025	98,33,000	196.66
Changes in Equity share capital due to prior period errors	-	-
Changes in Equity share capital during the year	-	-
As at 31st March, 2026	98,33,000	196.66

B. OTHER EQUITY

Particulars	Reserve and Surplus				Other Comprehensive Income		Total Other Equity
	Capital Reserve	Security Premium Reserve	General Reserve	Retained Earnings	Remeasurement (Loss)/Gain on defined benefit plan	Total Other Comprehensive Income	
Balance as at 01.04.2024	1.34	1,029.77	1,790.06	34,015.42	24.08	24.08	36,860.67
Profit for the year	-	-	-	2,150.84	(3.53)	(3.53)	2,147.31
Dividend Paid	-	-	-	(786.64)	-	-	(786.64)
Balance as at 31.03.2025	1.34	1,029.77	1,790.06	35,379.62	20.55	20.55	38,221.34
Balance as at 01.04.2025	1.34	1,029.77	1,790.06	35,379.62	20.55	20.55	38,221.34
Profit for the year	-	-	-	2,428.31	0.63	0.63	2,428.94
Dividend Paid	-	-	-	(884.97)	-	-	(884.97)
Balance as at 31.03.2026	1.34	1,029.77	1,790.06	36,922.96	21.18	21.18	39,765.31

Note: General Reserve has been created by transfer out of profit generated by the Company and is available for distribution to the shareholders.

The notes referred to above form an integral part of the Consolidated Financial Statements.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

For and on behalf of the Board of Directors

CA Udit Bansal
Partner
Membership Number: 401642

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Place: New Delhi
Date: May 25, 2026

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

1. Notes to Consolidated Financial Statements

For the year ended 31st March, 2026

CORPORATE AND GENERAL INFORMATION

Eldeco Housing and Industries Limited (**"the Company"**) is domiciled and incorporated in India and its equity shares are listed at BSE Limited & National Stock Exchange of India Limited (NSE). The registered office of the Company is situated at Shop No, S-16, 2nd Floor, Eldeco Station-1, Site No-1, Sector 12, Faridabad, Haryana-121007 and corporate office is situated at Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow- 226010

The Company is engaged into the business of developing real estate properties for residential, commercial and retail purposes.

The financial statements of the Company for the year ended 31st March, 2026 were approved and authorised for issue by Board of Directors in their meeting held on 25th day of May, 2026.

A. Basis of Preparation, Statement of Compliance and Material Accounting policies

The financial statements of the Company have been prepared to comply in all material respects with the Indian Accounting Standards (**"IND AS"**) as prescribed under Section 133 of the Companies Act, 2013 (**"the Act"**) read with Companies (Indian Accounting Standards) Rules as amended from time to time notified under the Companies (Accounting Standards) Rules, 2015. The financial statements have been prepared under the historical cost convention with the exception of certain financial assets and liabilities which have been prepared to comply with the 'IND AS', including the rules notified under the relevant provisions of the Act, (as amended from time to time) and presentation and disclosure requirements of Division II of Schedule III to the Act, (IND AS Compliant Schedule III) as amended from time to time.

The preparation of the financial statements requires management to make estimates and assumptions. Actual results could vary from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision effects only that period or in the period of the revision and future periods or both.

The Company's functional currency and presentation currency is Indian Rupees (**"INR"**). All amounts disclosed in the financial statements and notes are in Lacs except otherwise indicated.

(i) Basis of Consolidation

The Consolidated Financial Statements relate to Eldeco Housing and Industries Limited ('the Company') and its subsidiary Companies (collectively referred to as **"the Group"**). The Consolidated Financial Statements have been prepared on the following basis:

- (a) The financial statements of the Company and its subsidiaries are combined on a line by line basis by adding together like items of assets, liabilities, equity, incomes, expenses and cash flows, after fully eliminating intra-group balances and intra-group transactions.
- (b) Profits or losses resulting from intra-group transactions that are recognised in assets such as inventory and property, plant & equipment are eliminated in full.
- (c) Where the cost of the investment is higher/lower than the share of equity in the subsidiary at the time of acquisition, the resulting difference is disclosed as goodwill/capital reserve in the investment schedule. The said Goodwill is not amortised, however, it is tested for impairment at each Balance Sheet date and the impairment loss, if any, is provided for in the Consolidated Statement of Profit and Loss.
- (d) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.
- (e) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as on the date of disposal is recognised in the Consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.
- (f) Non-Controlling Interest's share of profit/loss of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.
- (g) Non-Controlling Interest's share of net assets of consolidated subsidiaries is identified and presented in the Consolidated Balance Sheet separate from liabilities and the equity of the Company's shareholders.

The list of subsidiary Companies which are included in the consolidation and the Company's holding therein are as under:

S. No.	Name of Subsidiary	(% of shareholding)	
		Year ended March 31, 2026	Year ended March 31, 2025
1	Aaj Constructions Private Limited	100.00	100.00
2	Artistry Construction Private Limited	100.00	100.00
3	Ascendancy Constructions Private Limited	100.00	100.00
4	Carnation Realtors Private Limited	100.00	100.00
5	Cascade Constructions Private Limited	100.00	100.00
6	Clairmont Properties Private Limited*	100.00	-
7	Conviction Constructions Private Limited	100.00	100.00
8	Conception Realtors Private Limited	100.00	100.00
9	Deepjyoti Constructions Private Limited	100.00	100.00
10	Dua Constructions Private Limited	100.00	100.00
11	Eco World Properties Private Limited	100.00	100.00
12	Eldeco Inception Buildtech Private Limited	100.00	100.00
13	Eldeco Prosper Constructions Private Limited	100.00	100.00
14	Erudite Constructions Private Limited	100.00	100.00
15	Facility Constructions Private Limited	100.00	100.00
16	Flourish Constructions Private Limited	100.00	100.00
17	Frozen Constructions Private Limited	100.00	100.00
18	Garv Constructions Private Limited	100.00	100.00
19	Golfshire Realtors Private Limited**	100.00	-
20	Heather Buildcon Private Limited	100.00	100.00
21	Iris Realtors Private Limited	100.00	100.00
22	Khwahish Constructions Private Limited	100.00	100.00
23	Miraculous Properties Private Limited	100.00	100.00
24	Neo Realtors Private Limited	100.00	100.00
25	Neptune Infracon Private Limited	100.00	100.00
26	Numerous Constructions Private Limited	100.00	100.00
27	Omni Farms Private Limited	100.00	100.00
28	Placate Constructions Private Limited	100.00	100.00
29	Primacy Constructions Private Limited	100.00	100.00
30	Proficiency Real Estate Private Limited	100.00	100.00
31	Samarpit Constructions Private Limited	100.00	100.00
32	Shivaye Constructions Private Limited	100.00	100.00
33	Spring Greens Realty Private Limited	100.00	100.00
34	Suniyojit Constructions Private Limited	100.00	100.00
35	Supremacy Builders Private Limited	100.00	100.00
36	Sushobhit Constructions Private Limited	100.00	100.00
37	Swarajya Builders Private Limited	100.00	100.00
38	Swarg Constructions Private Limited	100.00	100.00
39	Swabhimman Buildtech Limited	100.00	100.00
40	Turbo Realtors Private Limited	100.00	100.00
41	Utsav Constructions Private Limited	100.00	100.00
42	Yojna Constructions Private Limited	100.00	100.00

Note: All the above mentioned subsidiaries are incorporated in India only.

*incorporated on 19.07.2025

**incorporated on 17.07.2025

(ii) Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

(a) Real Estate Projects

The Company derives revenue from execution of real estate projects. Effective from 1st April, 2018, Revenue from Real Estate project is recognised in accordance with IND AS 115 which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised. IND AS 115 replaces IND AS 18 revenue and IND AS 11 construction contracts which prescribes control approach for revenue recognition as against risk and rewards as per IND AS 18. In accordance with IND AS 115 revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the Company expects to receive in exchange for such booking and is based on following 6 steps:

1. Identification of contract with customers:

The Company accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the Company and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations;
- The Company can identify each customer's right regarding the goods or services to be transferred;
- The Company can identify the payment terms for the goods or services to be transferred;
- The contract has commercial substance (i.e. risk, timing or amount of the Company's future cash flow is expected to change as a result of the contract); and
- It is probable that the Company will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate, etc.

2. Identify the separate performance obligation in the contract:

Performance obligation is a promise to transfer to a customer.

Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.

If a promise to transfer goods or services is not distinct from goods or services in a contract, then

the goods or services are combined in a single performance obligation.

The goods or services that are promised to a customer is distinct if both the following criteria are met:

- The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. the goods or services are capable of being distinct); and
- The Company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract i.e the goods or services are distinct within the context of the contract.

3. Satisfaction of the performance obligation:

The Company recognises revenue when (or as) the Company satisfies a performance obligation by transferring a promised goods or services to the customer.

The real estate properties are transferred when (or as) the customer obtains control of the property.

4. Determination of transaction price:

The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the Company assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled, renewed or modified.

5. Allocating the transaction price to the performance obligation:

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices. The standalone selling price is the price at which the Company would sell promised goods or services separately to the customers.

6. Recognition of revenue when (or as) the Company satisfies a performance obligation:

Performance obligation is satisfied over time or at a point in time.

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the Company's performance as the Company performs;

- The Company's performance creates or enhances an asset that a customer controls as asset is created or enhanced; or
- The Company's performance doesn't create an asset within an alternative use to the Company and the Company has an enforceable right to payment for performance completed to date.

Therefore, the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three else revenue recognition for a performance obligation is done at point in time.

The Company disaggregate revenue from real estate projects on the basis of nature of revenue.

(b) Project Management Fee

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.

(c) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis.

(d) Dividend Income

Dividend income is recognised when the right to receive the payment is established.

(iii) Borrowing Costs

Borrowing costs that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

(iv) Property, Plant and Equipment

Recognition and initial measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

Property, plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on property, plant and equipment is

provided on a straight-line basis over the estimated useful lives of the assets as follows:

Asset category	Estimated useful life (in years)	Estimated useful life as per Schedule II to the Companies Act, 2013 (in years)
Buildings	60	60
Plant and machinery	15	15
Computers and data processing units:		
- Servers and networks	6	6
- Desktops, Laptops and other devices	3	3
Furniture and fixtures	10	10
Office equipment	5	5
Vehicles	8-10	8-10

De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

(v) Intangible Assets

Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent measurement (amortisation and useful lives)

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortisation and are amortised over a period of five years on straight line method.

(vi) Impairment of Non Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any, such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss.

(vii) Financial Instruments

(a) Financial Assets

Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transactional costs.

Subsequent measurement

(1) Financial instrument at amortised cost -

The financial instrument is measured at the amortised cost if both the following conditions are met:

- (a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
- (b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. All other debt instruments are measured at Fair Value through other comprehensive income or Fair value through profit and loss based on Company's business model.

(2) Equity Investment – All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading and generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

(3) Investment in subsidiaries is carried at cost in the separate financial statements.

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

(b) Financial Liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

(c) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivable only, the Company applies the simplified approach permitted by IND AS 09 financial instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(d) Offsetting of financial instruments

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

(viii) Inventories and Projects in Progress

(a) Inventories

- (i) Building material and consumable stores are valued at lower of cost and net realisable value, which is determined on the basis of the 'First in First out' method.
- (ii) Land is valued at lower of cost and net realisable value, which is determined on average method. Cost includes cost of acquisition and all related costs.
- (iii) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.
- (iv) Completed real estate project for sale and trading stock are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services and other related overheads.

(b) Projects in Progress

Projects in progress are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to projects.

(ix) Retirement Benefits

- i. Contributions payable by the Company to the concerned Government Authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. The Company is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with IND AS 19.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with IND AS 19.
- iv. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

(x) Provisions, Contingent Assets and Contingent Liabilities

A provision is recognized when:

- the Company has a present obligation as a result of a past event;
- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

(xi) Earnings Per Share

Basic earnings per share are calculated by dividing the total Profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the total Profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.

(xii) Leases

In accordance with IND AS 116, the Company recognises right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payment made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of lease liability. The right of use assets is depreciated using the straight line method from the commencement date over the shorter of lease term or useful life of right of use assets. The estimated useful lives of right of use assets are determined on the same basis as those of property, plant and equipment. Right of use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in statement of profit and loss. The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined; the Company uses incremental borrowing rate. Lease arrangements where the risk and rewards incident to ownership of an asset substantially vest with the lessor are recognised as operating lease. Lease rent under operating lease are charged to statement of profit and loss on a straight line basis over the lease term except where scheduled increase in rent compensate the lessor for expected inflationary costs.

The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments, the Company recognises amount of remeasurement of lease liability due to modification as an adjustment to right of use assets and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the Company recognises any remaining amount of the remeasurement in statement of profit and loss.

(xiii) Income Tax

- (i) Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items are recognised outside profit and loss (either in other comprehensive income or in equity).

- (ii) Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of deferred tax liabilities and assets are reviewed at the end of each reporting period.

(xiv) Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

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

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

- **Level 1:** Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- **Level 2:** Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- **Level 3:** Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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

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

(xv) Cash and Cash Equivalent

Cash and Cash equivalent in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.

The amendment to IND AS 7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or loss). The Company has provided information for both current and comparative period in cash flow statement.

(xvi) Business Combinations

The acquisition method of accounting is used to account for all business combinations, except common control transactions, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of the transferor Companies comprises the:

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Company; and
- fair value of any asset or liability resulting from a contingent consideration arrangement.

Identifiable assets acquired, liabilities and contingent liabilities assumed in a business combination are with limited exceptions, measured initially at their fair values at the acquisition date.

Acquisition related costs are expensed as incurred.

The excess of the consideration transferred and acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised in other comprehensive income and accumulated in equity as capital reserve provided there is clear evidence of

the underlying reasons for classifying the business combination as a bargain purchase. In other cases, the bargain purchase gain is recognised directly in equity as capital reserve.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently re-measured to fair value with changes in fair value recognised in profit or loss. There is no contingent consideration in respect of all the years presented.

Business combinations involving entities that are controlled by the Company are accounted for using the pooling of interests method as follows:

- The assets and liabilities of the combining entities are reflected at their carrying amounts.
- No adjustments are made to reflect fair values or recognise any new assets or liabilities. Adjustments are only made to harmonise accounting policies.
- The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. In case of Court approved Scheme the business combination is recognised from the appointed date following the accounting treatment approved by the Court.
- The balance of the retained earnings appearing in the financial statements of the transferor is aggregated with the corresponding balance appearing in the financial statements of the transferee.
- The identity of the reserves are preserved and the reserves of the transferor become the reserves of the transferee.
- The difference, if any, between the amounts recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount of share capital of the transferor is transferred to capital reserve and is presented separately from other capital reserves.

(xvii) Significant Management Judgement in Applying Accounting Policies and Estimation of Uncertainty

Significant management judgement

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

The following are significant management judgement in applying the accounting policies of the Company that have the most significant effect on the financial statements.

(a) Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilised.

(b) Estimation of uncertainty

(a) Recoverability of advances/receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

(b) Defined Benefit Obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

(c) Provisions

At each balance sheet date on the basis of management judgement, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However, the actual future outcome may be different from this judgement.

(d) Inventories

Inventory is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling price) at the reporting date less estimated costs to complete the construction and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

(e) Fair Value Measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument/assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

(f) Lease

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS 116. Identification of a lease requires

significant judgement. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The Company determines the lease term as the non-cancellable period of lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In exercising whether the Company is reasonably certain to exercise an option to extend a lease or to exercise an option to terminate the lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease or to exercise the option to terminate the lease. The Company revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally based on incremental borrowing rate.

(g) Classification of Assets and liabilities into current and non-current

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.

2. PROPERTY, PLANT AND EQUIPMENT

Particulars	(Amount in Lacs)									
	Buildings	Plant & Machinery	Furniture & Fixtures	Office Equipments	Computers	Vehicles	Total Tangible	Software	Total Intangible	Total
Gross Carrying Value as at 01.04.2024	249.02	55.52	113.16	129.08	46.79	318.01	911.59	27.54	27.54	939.13
Additions	-	-	-	1.80	5.53	-	7.33	-	-	7.33
Deletions	-	-	-	-	-	-	-	-	-	-
Gross Carrying Value as at 31.03.2025	249.02	55.52	113.16	130.88	52.32	318.01	918.92	27.54	27.54	946.46
Accumulated Depreciation & Amortisation as at 01.04.2024	68.12	36.96	107.40	118.41	39.57	139.99	510.45	25.93	25.93	536.38
Depreciation for the period	4.66	1.84	0.91	0.91	3.43	29.96	41.71	0.13	0.13	41.84
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
Accumulated Depreciation & Amortisation as at 31.03.2025	72.78	38.80	108.31	119.32	43.00	169.95	552.16	26.06	26.06	578.22
Gross Carrying Value as at 01.04.2025	249.02	55.52	113.16	130.88	52.32	318.01	918.92	27.54	27.54	946.46
Additions	-	-	0.39	0.57	8.71	12.26	21.92	0.89	0.89	22.81
Deletions	-	-	-	-	-	75.31	75.31	-	-	75.31
Gross Carrying Value as at 31.03.2026	249.02	55.52	113.55	131.45	61.03	254.96	865.53	28.43	28.43	893.95
Accumulated Depreciation & Amortisation as at 01.04.2025	72.78	38.80	108.31	119.32	43.00	169.95	552.16	26.06	26.06	578.22
Depreciation for the period	4.77	1.39	0.62	1.03	4.94	29.43	42.17	0.28	0.28	42.45
Deductions/Adjustments	-	-	-	-	-	74.76	74.76	-	-	74.76
Accumulated Depreciation & Amortisation as at 31.03.2026	77.55	40.19	108.93	120.35	47.94	124.62	519.57	26.34	26.34	545.91
Net Carrying Value as on 31.03.2026	171.48	15.33	4.62	11.10	13.09	130.34	345.97	2.08	2.08	348.05
Net Carrying Value as on 31.03.2025	176.25	16.72	4.85	11.56	9.32	148.06	366.76	1.48	1.48	368.24

Right to Use Assets	(Amount in Lacs)	
	Buildings	
Gross Carrying Value as at 1.04.2024	389.25	-
Additions during the year	-	-
Deductions/Adjustments	-	-
Gross Carrying Value as at 31.03.2025	389.25	-
Accumulated Depreciation & Amortisation as at 01.04.2024	273.92	43.25
Amortisation for the period	-	-
Deductions/Adjustments	-	-
Accumulated Depreciation & Amortisation as at 31.03.2025	317.17	-
Gross Carrying Value as at 01.04.2025	389.25	-
Additions during the year	-	-
Deductions/Adjustments	-	-
Gross Carrying Value as at 31.03.2026	389.25	-
Accumulated Depreciation & Amortisation as at 01.04.2025	317.17	43.25
Amortisation for the period	-	-
Deductions/Adjustments	-	-
Accumulated Depreciation & Amortisation as at 31.03.2026	360.42	-
Net Carrying Value as on 31.03.2026	28.83	-
Net Carrying Value as on 31.03.2025	72.08	-

3. NON-CURRENT INVESTMENTS

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Other Investments		
Investment in Quoted Equity Instruments measured at fair value through statement of profit & loss in other Companies		
11,500 (11,500) Equity Shares of ₹ 10/- each fully paid up in Union Bank of India	18.88	14.51
12,000 (12,000) Equity Shares of ₹ 2/- each fully paid up in Punjab National Bank	12.07	11.54
Investment in Equity Instruments - Unquoted, at cost		
1 (1) Equity Share of ₹ 100/- each fully paid up in Surya Season Foods Private Limited	0.01	0.01
Total	30.95	26.06
Aggregate amount of cost of unquoted investments	0.01	0.01
Aggregate amount of cost of quoted investments	2.95	2.95
Aggregate fair value of quoted investment measured through statement of profit & loss	30.94	26.05
Total Non-Current Investment	30.95	26.06

4. LOANS: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
(Unsecured considered good unless otherwise stated)		
Corporate Loan to Related Party	-	6,638.28
Total	-	6,638.28

4.1 Disclosure as required u/s 186(4) of the Companies Act, 2013:

(Amount in Lacs)						
Name of the Company	Balance as on 01.04.2025	Amount granted during the year	Interest Accrued/ Received	Amount received back during the year	Balance as on 31.03.2026	Purpose
Eldeco Infrastructure and Properties Limited	6,638.28	-	293.60	6,931.88	-	The amount has been advanced for the purpose of business of the borrower. The interest is charged as per the terms of the agreement @ 8% p.a.

4.2 Particulars in respect of loan to related party:

(Amount in Lacs)				
S. No.	Name of the Company	Balance as at 31 st		Maximum Outstanding as at 31 st
		March, 2026	March, 2025	March, 2026
1	Eldeco Infrastructure and Properties Limited	-	6,638.28	6,931.88

5. OTHER NON-CURRENT FINANCIAL ASSETS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Security Deposits (Unsecured Considered Good)	23.65	19.30
Deposit held as margin money/earnest money with original maturity of more than twelve months	104.56	94.98
Total	128.21	114.28

6. DEFERRED TAX ASSETS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Component of deferred tax assets		
Deferred Tax Assets		
Other items on account of IND AS adjustments (Net)	60.15	50.62
Employee Benefits	32.90	16.25
Total	93.05	66.87
Deferred Tax Liability		
Property, Plant & Equipment and Intangible Assets	29.60	29.39
Total	29.60	29.39
Net Deferred Tax Assets	63.44	37.48

The movement of deferred tax account is as follows:

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
At the beginning of the year	37.48	9.83
Credit/(Charge) to Statement of Profit & Loss	26.17	26.46
Charge on Other Comprehensive Income	(0.21)	1.19
At the end of the year	63.44	37.48

7. INVENTORIES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Land (Including development cost)	1,424.67	1,424.67
Building Materials and consumables	389.67	324.16
Completed Real Estate Projects	29,815.06	9,744.96
Project in Progress*	35,636.67	43,284.90
Total	67,266.07	54,778.69

*Includes land situated at Village- Muttakipur, Pargana, Tehsil & District- Lucknow admeasuring 11,650 sqm, 1,770 sqm and 1,710 sqm are subject to charge with ICICI Bank Limited as security for a Term Loan of ₹ 8,000 Lacs (Refer Note No. 15).

*Includes land owned by Subsidiary Companies situated at Village- Muttakipur, Pargana, Tehsil & District- Lucknow and Village- Khujauli & Dharmanghat Khera, New Jail Road, Lucknow as security for a Term Loan of ₹ 11,000 Lacs from Piramal Finance Limited (Refer Note No. 15).

*Includes land owned by subsidiary Company bearing no GGN-GH-02, admesuring area 12,591.43 sqm situated at Gomti Greens, comprised in Khasra No. 41,42,44 min and 46 at Village- Saraswa, Tehsil-Sarojni Nagar, District- Lucknow, are subject to charge with Piramal Finance Limited as security for a Term Loan of ₹ 8,000 Lacs availed by the subsidiary Company (Refer Note No. 15).

8. TRADE RECEIVABLES

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
(Unsecured)		
Considered Good	95.30	134.17
Total	95.30	134.17

Ageing of Trade Receivables as at 31-03-2026 from the transaction date:

(Amount in Lacs)

Particulars	Outstanding for following periods from date of transactions					Total
	Less than 6 Months	6 Months to 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Trade Receivable - Billed						
Undisputed Trade Receivables – considered good	35.88	-	-	-	59.42	95.30
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	35.88	-	-	-	59.42	95.30
Total Trade Receivables	35.88	-	-	-	59.42	95.30

Ageing of Trade Receivables as at 31-03-2025 from the transaction date:

(Amount in Lacs)

Particulars	Outstanding for following periods from date of transactions					Total
	Less than 6 Months	6 Months to 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Trade Receivable - Billed						
Undisputed Trade Receivables – considered good	2.73	-	-	-	131.44	134.17
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	2.73	-	-	-	131.44	134.17
Total Trade Receivables	2.73	-	-	-	131.44	134.17

9. CASH & CASH EQUIVALENTS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Balances with Banks:		
In Current Accounts (Including Sweeping Deposits)	24,972.33	11,027.74
Cash on hand	93.93	61.95
Cheques on hand	101.20	126.20
Stamps on hand	164.56	84.56
Total	25,332.01	11,300.45

10. OTHER BANK BALANCES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
In Earmarked Accounts		
Unpaid Dividend Account	52.01	43.86
Deposits held as margin money/earnest Money with original maturity of more than three months but less than equal to twelve months*	232.00	233.97
Deposits with original maturity of more than three months but less than equal to twelve months	506.76	383.16
Total	790.77	661.00

*Includes deposits of ₹ 106.29 Lacs from City Co-operative Bank Limited, against overdraft facility of ₹ 46.07 Lacs. The said Bank has discontinued its operations, however, the Company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in the Hon'ble Allahabad High Court.

11. OTHER CURRENT FINANCIAL ASSETS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Deposits held as margin money/earnest Money with original maturity of more than three months but less than equal to twelve months	243.66	225.39
Deposits with original maturity of more than twelve months	0.25	0.22
Total	243.91	225.61

12. OTHER CURRENT ASSETS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
Advance for projects	5,498.39	1,525.45
Other Advances	3,514.69	3,034.03
Prepaid Expenses	49.62	48.10
Current Tax Asset	547.03	702.13
Balance with Govt/Statutory authorities	90.36	1,213.93
Total	9,700.09	6,523.64

12.1 Advances includes payment to parties for acquiring land for development of real estate projects, either on collaboration basis or self- development basis for bulk booking and for purchase of commercial space, etc.

13. EQUITY SHARE CAPITAL

(a) Authorised

Particulars	No. of Shares		Amount in Lacs	
	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025
Equity Shares of ₹ 2 each (P.Y. ₹ 2 each)				
At the beginning of the period	14,02,50,000	14,02,50,000	2,805.00	2,805.00
Add: Addition during the year	-	-	-	-
Less: Reduction during the year	-	-	-	-
At the end of the period	14,02,50,000	14,02,50,000	2,805.00	2,805.00
Preference Shares of ₹ 10 each				
At the beginning of the period	1,75,00,000	1,75,00,000	1,750.00	1,750.00
Add: Addition during the year	-	-	-	-
Less: Reduction during the year	-	-	-	-
At the end of the period	1,75,00,000	1,75,00,000	1,750.00	1,750.00
Grand Total	15,77,50,000	15,77,50,000	4,555.00	4,555.00

13.1 Pursuant to the Amalgamation of Eldeco City Limited, Halwasiya Agro Industries Limited and MAK Sales Private Limited with the Company by the order of the Hon'ble National Company Law Tribunal, Allahabad Bench, Allahabad & the Hon'ble High Court of Punjab and Haryana at Chandigarh, the Authorised Share Capital was increased by 3,55,50,000 being Equity Shares increased by 1,80,50,000 and Preference Shares increased by 1,75,00,000 of ₹ 10/- each.

13.2 Company pursuant to the provisions of Section 61(1)(d) and other applicable provisions of the Companies Act, 2013 and Rules made thereunder has sub-divided 1 Equity Share of the Company having face value of ₹ 10/- each into 5 Equity Shares having face value of ₹ 2/- each. Further, pursuant to sub division of Equity Shares of Company, the authorised share capital will be reclassified into ₹ 45,55,00,000/- divided into 14,02,50,000 equity shares of ₹ 2/- each. Further, the paid up capital will be reclassified into ₹ 1,96,66,000/- consisting of 98,33,000 Equity Shares of ₹ 2/- each. The said sub-division was approved by shareholders through postal ballot on 16.12.2021.

(b) Issued, Subscribed and Paid up

Particulars	No. of Shares		Amount in Lacs	
	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025
Equity Shares of ₹ 2 each (P.Y. ₹ 2 each) fully paid up				
At the beginning of the period	98,33,000	98,33,000	196.66	196.66
Add: Addition during the year	-	-	-	-
Less: Reduction during the year	-	-	-	-
At the end of the period	98,33,000	98,33,000	196.66	196.66
Total	98,33,000	98,33,000	196.66	196.66

(c) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholders	No. of Shares		Percentage	
	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025
Mr. Pankaj Bajaj	33,74,735	33,74,735	34.32%	34.32%
Mrs. Bandana Kohli	19,66,600	19,66,600	20.00%	20.0%
Guardian Advisors Private Limited	7,86,663	7,27,588	8.00%	7.40%

The aforesaid disclosure is based upon percentages computed separately for class of shares outstanding as at the balance sheet date. As per records of the Company including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

13.3 Terms/rights attached to paid up equity shares

The Company has only one class of equity shares having a par value of ₹ 2/- each (P.Y. ₹ 2/- each). Each holder of equity share is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

13.4 On May 25, 2026, the Board of Directors recommended a final dividend of ₹ 9.00 per equity share of face value of ₹ 2.00 each to be paid to the shareholders for the financial year 2025-26, which is subject to approval by the shareholders at the ensuing Annual General Meeting. If approved, the dividend would result in a cash outflow of ₹ 884.97 Lacs.

13.5 Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at March 31, 2026 is as follows:

Promoter name	Shares held by Promoters				% Change during the year
	As at 31.03.2026		As at 31.03.2025		
	No. of shares	% of total shares	No. of shares	% of total shares	
Mr. Pankaj Bajaj	33,74,735	34.32%	33,74,735	34.32%	-
Eldeco Infrastructure and Properties Limited	50,000	0.51%	50,000	0.51%	-
Mrs. Bandana Kohli (Member of Promoter Group)	19,66,600	20.00%	19,66,600	20.00%	-

Disclosure of shareholding of promoters as at March 31, 2025 is as follows:

Promoter name	Shares held by Promoters				% Change during the year
	As at 31.03.2025		As at 31.03.2024		
	No. of shares	% of total shares	No. of shares	% of total shares	
Mr. Pankaj Bajaj	33,74,735	34.32%	33,74,735	34.32%	-
Eldeco Infrastructure and Properties Limited	50,000	0.51%	50,000	0.51%	-
Mrs. Bandana Kohli (Member of Promoter Group)	19,66,600	20.00%	19,66,600	20.00%	-

14. OTHER EQUITY

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Capital Reserve		
Balance at the beginning of the year	1.34	1.34
Addition during the year	-	-
Closing Balance	1.34	1.34
Security Premium Reserve		
Balance at the beginning of the year	1,029.77	1,029.77
Addition during the year	-	-
Closing Balance	1,029.77	1,029.77
General Reserve		
Balance at the beginning of the year	1,790.06	1,790.06
Addition during the year	-	-
Closing Balance	1,790.06	1,790.06
Retained Earnings		
Balance at the beginning of the year	35,379.63	34,015.43
Add: Profit during the year	2,428.31	2,150.84
Add: Other Adjustments related to subsidiary	-	-
Less: Dividend Paid	(884.97)	(786.64)
Closing Balance	36,922.97	35,379.63
Other Comprehensive Income (OCI)		
Balance at the beginning of the year	20.55	24.08
Addition during the year	0.63	(3.53)
Closing Balance	21.18	20.55
Total Closing Balance of Other Equity	39,765.31	38,221.34

Nature and purpose of each reserve within equity:

1. Capital Reserve

This reserve has been transferred to the Company in earlier years and can be utilised in accordance with the provisions of the Companies Act, 2013.

2. Security Premium

Security premium is used to record the premium for issue of shares and can be utilised in accordance with the provisions of the Companies Act, 2013.

3. General Reserve

The reserve used to transfer profits from retained earnings for appropriation purposes. The amount is to be utilised in accordance with the provisions of the Companies Act, 2013.

4. Retained Earnings

These are the profits that Company has earned till date less transfers to general reserve.

5. Other Comprehensive Income (OCI)

This includes remeasurement loss/gain on defined benefit plans (net of taxes) that will not be reclassified to the statement of profit and loss.

15. BORROWINGS - NON-CURRENT

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Secured		
From Bank		
Term Loan	4,741.07	5,108.53
From NBFC		
Term Loan	10,586.76	6,316.93
Less: Amount disclosed under the head current borrowings (Refer Note No. 20)	(3,730.00)	(1,600.00)
Total	11,597.83	9,825.46

Nature of Security provided against Term Loan from ICICI Bank:

- All the piece & parcel of land located at khasra no. 234 and 331 kha, admeasuring 0.2410 hectare or 2,410 sq. meter situated at Village- Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Group.
- All the piece & parcel of land located at khasra no. 239, 317, 361 and 194 total admeasuring 6,097.50 sq. meter situated at Village- Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Group.
- All the piece & parcel of land located at khasra no. 315 and 240 admeasuring 1.5040 hectare or 15,040 Sq. Meter situated at Village- Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Group.
- All the piece & parcel of land located at khasra no. 313 admeasuring 1.1650 hectare or 11,650 sq. meter situated at Village- Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Company.
- All the piece & parcel of land located at khasra no. 330 admeasuring 0.2740 hectare or 2,740 sq. meter situated at Village- Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Group.
- All the piece & parcel of land located at khasra no. 329 admeasuring 0.1770 hectare or 1,770 sq. meter situated at Village- Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh- 226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Company.
- All the piece & parcel of land located at khasra no. 314 admeasuring 0.0230 hectare or 230 sq. meter, khasra no. 316 admeasuring 0.0270 hectare or 270 Sq. Meter and khasra no. 319 admeasuring 0.1210 hectare or 1210 sq. meter situated at Village- Muttakipur, Pargana, Tehsil and District- Lucknow, Uttar Pradesh-226020 together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by the Company.
- The Borrower's / Property owner's receivables/ cash flows / revenues (including booking amounts and/or security deposits) arising out of or in connection with or relating to the Project and all insurance proceeds both present and future.

Further, secured by Corporate Guarantee jointly and severally of Artistry Construction Private Limited, Erudite Constructions Private Limited, Frozen Constructions Private Limited, Utsav Constructions Private Limited, the wholly owned subsidiaries of the Company.

Purpose of Facility

RTL I shall be utilised toward reimbursement of project costs incurred in the ongoing projects of the Borrower excluding the land cost, TDR/FSI during the past 6 months from the date of sanction of facility. Further, RTL II shall be utilised towards funding the balance cost of the residential project namely "Eldeco Latitude 27" and transaction related expenses.

Interest Rate

The rate of interest for each drawal of the Facility will be stipulated by ICICI Bank at the time of disbursement of each drawal, which shall be sum of I- MCLR 1Y+"Spread" per annum, subject to minimum of I-MCLR-1Y plus applicable statutory levy, if any. As on date the I-MCLR 1Y is 8.95% and "Spread" is 2.2%. ICICI Bank shall reset the above interest rate, at the end of every 1 year from the date of disbursement of the first drawal of the facility as a sum of I-MCLR-1Y + "Spread", prevailing on the reset date plus applicable statutory levy, if any. Any change in Spread would be as communicated by the Bank from time to time.

Repayment Schedule

The Term Loan is to be paid in 18 monthly installments of ₹ 222.00 Lacs each, commencing from 43rd month after the date of First drawal/disbursement. The schedule is as follows:

RTL I (Amount in Lacs)				RTL II (Amount in Lacs)			
Month	Opening Balance	Repayment	Closing Balance	Month	Opening Balance	Repayment	Closing Balance
1	4,000.00	222.00	3,778.00	1	4,000.00	222.00	3,778.00
2	3,778.00	222.00	3,556.00	2	3,778.00	222.00	3,556.00
3	3,556.00	222.00	3,334.00	3	3,556.00	222.00	3,334.00
4	3,334.00	222.00	3,112.00	4	3,334.00	222.00	3,112.00
5	3,112.00	222.00	2,890.00	5	3,112.00	222.00	2,890.00
6	2,890.00	222.00	2,668.00	6	2,890.00	222.00	2,668.00
7	2,668.00	222.00	2,446.00	7	2,668.00	222.00	2,446.00
8	2,446.00	222.00	2,224.00	8	2,446.00	222.00	2,224.00
9	2,224.00	222.00	2,002.00	9	2,224.00	222.00	2,002.00
10	2,002.00	222.00	1,780.00	10	2,002.00	222.00	1,780.00
11	1,780.00	222.00	1,558.00	11	1,780.00	222.00	1,558.00
12	1,558.00	222.00	1,336.00	12	1,558.00	222.00	1,336.00
13	1,336.00	222.00	1,114.00	13	1,336.00	222.00	1,114.00
14	1,114.00	222.00	892.00	14	1,114.00	222.00	892.00
15	892.00	222.00	670.00	15	892.00	222.00	670.00
16	670.00	222.00	448.00	16	670.00	222.00	448.00
17	448.00	222.00	226.00	17	448.00	222.00	226.00
18	226.00	226.00	-	18	226.00	226.00	-

Nature of Security provided against Term Loan of ₹ 8,000.00 Lacs from Piramal Finance Limited:

1. Plot bearing no GGN-GH-02, admesuring area 12,591.43 sqm situated at Gomti Greens, an integrated township developed by Emaar India Limited (Formerly known as Emaar MGF Land Limited) comprised in Khasra No. 41,42,44 min and 46 at Village- Saraswa, Tehsil-Sarojni Nagar, District- Lucknow, owned by the Group.
2. Exclusive charge by way of Hypothecation on Project Receivable.
3. 100% Shares pledged of the Borrower Entity.

4. Further secured by Corporate Guarantee of Holding Company, Eldeco Housing and Industries Limited.

5. Further secured by Demand Promissory Note.

Purpose of Facility

Purpose of term loan towards payment/reimbursement of land cost (including stamp duty) and towards construction finance.

Interest Rate

Floating interest rate of 13.75% payable on monthly basis. Interest rate linked to Piramal Prime lending rate (PPLR) which is currently at 20.75% (applicable rate to be PPLR minus spread of 700 bps) to be reset on monthly basis.

Repayment Schedule

Period	Qtr Ending	Repayment (₹ in Lacs)	Cum Repayment	% repayment (Contractual)
Q1	Dec-23			
Q2	Mar-24			
Q3	Jun-24			
Q4	Sep-24			
Q5	Dec-24			
Q6	Mar-25			
Q7	Jun-25	200	200	3%
Q8	Sep-25	200	400	5%
Q9	Dec-25	600	1,000	13%
Q10	Mar-26	600	1,600	20%
Q11	Jun-26	800	2,400	30%
Q12	Sep-26	800	3,200	40%
Q13	Dec-26	800	4,000	50%
Q14	Mar-27	800	4,800	60%
Q15	Jun-27	800	5,600	70%
Q16	Sep-27	800	6,400	80%
Q17	Dec-27	800	7,200	90%
Q18	Mar-28	800	8,000	100%
Total		8,000	-	100%

Nature of securities provided against Term Loan of ₹ 11,000 Lacs from Piramal Finance Limited for Facility 1, Facility 2, Facility 3.

- Exclusive Charge by way of mortgage over Project Land at Eldeco Solano Gardens, Village- Khujauli & Dharmanghat Khera, New Jail Road, Lucknow, a residential development over 30 acre land located at Jail Road Lucknow.
- Hypothecation over Project Receivables.
- Corporate Guarantee of Eldeco Inception Buildtech Private Limited.
- 100% Shareholding pledge of wholly owned subsidiary Companies namely: Ascendancy Constructions Private Limited, Carnation Realtors Private Limited, Facility Constructions Private Limited, Garv Constructions Private Limited, Khwahish Constructions Private Limited.
- Charge over the Escrow Account as permitted under applicable law.

Purpose of Facility

Facility-1 shall be utilized towards purchases of land in Lucknow upto ₹ 65 Cr, Facility-2 shall be utilised towards group project expenses upto ₹ 20 Cr and Facility-3 shall be utilised towards Project expenses upto ₹ 25 Cr.

Interest Rate

Facility-1 fixed rate of interest @12.80% p.a payable on monthly basis, Facility-2 fixed rate of interest @12.25% p.a payable on monthly basis, Facility-3 fixed rate of interest 12.25% p.a payable on monthly basis.

Repayment Schedule

The Term Loan is to be paid in 14 quarterly installments after principal moratorium of 2 quarters after the date of first drawal/disbursement. The schedule is as follows:

Further, as per standing instructions in the escrow account certain percentage of amount to be adjusted against outstanding amount of facility from collection account.

FACILITY-1			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
15-01-2026	5,000.00	-	5,000.00
05-02-2026	5,000.00	-	5,000.00
05-03-2026	5,000.00	-	5,000.00
05-04-2026	5,000.00	-	5,000.00
05-05-2026	5,000.00	-	5,000.00
05-06-2026	5,000.00	-	5,000.00
05-07-2026	5,000.00	-	5,000.00
05-08-2026	6,500.00	-	6,500.00
05-09-2026	6,500.00	180.00	6,320.00
05-10-2026	6,320.00	-	6,320.00
05-11-2026	6,320.00	-	6,320.00
05-12-2026	6,320.00	180.00	6,140.00
05-01-2027	6,140.00	-	6,140.00
05-02-2027	6,140.00	-	6,140.00
05-03-2027	6,140.00	170.00	5,970.00
05-04-2027	5,970.00	-	5,970.00
05-05-2027	5,970.00	-	5,970.00
05-06-2027	5,970.00	350.00	5,620.00
05-07-2027	5,620.00	-	5,620.00
05-08-2027	5,620.00	-	5,620.00
05-09-2027	5,620.00	350.00	5,270.00
05-10-2027	5,270.00	-	5,270.00
05-11-2027	5,270.00	-	5,270.00
05-12-2027	5,270.00	350.00	4,920.00
05-01-2028	4,920.00	-	4,920.00
05-02-2028	4,920.00	-	4,920.00
05-03-2028	4,920.00	470.00	4,450.00
05-04-2028	4,450.00	-	4,450.00
05-05-2028	4,450.00	-	4,450.00
05-06-2028	4,450.00	470.00	3,980.00
05-07-2028	3,980.00	-	3,980.00
05-08-2028	3,980.00	-	3,980.00
05-09-2028	3,980.00	590.00	3,390.00
05-10-2028	3,390.00	-	3,390.00
05-11-2028	3,390.00	-	3,390.00
05-12-2028	3,390.00	590.00	2,800.00

Repayment Schedule (Contd.)

FACILITY-1			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-01-2029	2,800.00	-	2,800.00
05-02-2029	2,800.00	-	2,800.00
05-03-2029	2,800.00	650.00	2,150.00
05-04-2029	2,150.00	-	2,150.00
05-05-2029	2,150.00	-	2,150.00
05-06-2029	2,150.00	710.00	1,440.00
05-07-2029	1,440.00	-	1,440.00
05-08-2029	1,440.00	-	1,440.00
05-09-2029	1,440.00	720.00	720.00
05-10-2029	720.00	-	720.00
05-11-2029	720.00	-	720.00
05-12-2029	720.00	720.00	-

FACILITY-2			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-08-2026	1,000.00	-	1,000.00
05-09-2026	1,000.00	50.00	950.00
05-10-2026	950.00	-	950.00
05-11-2026	1,950.00	-	1,950.00
05-12-2026	1,950.00	50.00	1,900.00
05-01-2027	1,900.00	-	1,900.00
05-02-2027	1,900.00	-	1,900.00
05-03-2027	1,900.00	50.00	1,850.00
05-04-2027	1,850.00	-	1,850.00
05-05-2027	1,850.00	-	1,850.00
05-06-2027	1,850.00	110.00	1,740.00
05-07-2027	1,740.00	-	1,740.00
05-08-2027	1,740.00	-	1,740.00
05-09-2027	1,740.00	110.00	1,630.00
05-10-2027	1,630.00	-	1,630.00
05-11-2027	1,630.00	-	1,630.00
05-12-2027	1,630.00	110.00	1,520.00
05-01-2028	1,520.00	-	1,520.00
05-02-2028	1,520.00	-	1,520.00
05-03-2028	1,520.00	150.00	1,370.00
05-04-2028	1,370.00	-	1,370.00
05-05-2028	1,370.00	-	1,370.00
05-06-2028	1,370.00	150.00	1,220.00
05-07-2028	1,220.00	-	1,220.00
05-08-2028	1,220.00	-	1,220.00

Repayment Schedule (Contd.)

FACILITY-2			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-09-2028	1,220.00	180.00	1,040.00
05-10-2028	1,040.00	-	1,040.00
05-11-2028	1,040.00	-	1,040.00
05-12-2028	1,040.00	180.00	860.00
05-01-2029	860.00	-	860.00
05-02-2029	860.00	-	860.00
05-03-2029	860.00	200.00	660.00
05-04-2029	660.00	-	660.00
05-05-2029	660.00	-	660.00
05-06-2029	660.00	220.00	440.00
05-07-2029	440.00	-	440.00
05-08-2029	440.00	-	440.00
05-09-2029	440.00	220.00	220.00
05-10-2029	220.00	-	220.00
05-11-2029	220.00	-	220.00
05-12-2029	220.00	220.00	-

FACILITY-3			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-03-2026	500.00	-	500.00
05-04-2026	500.00	-	500.00
05-05-2026	500.00	-	500.00
05-06-2026	1,000.00	-	1,000.00
05-07-2026	1,000.00	-	1,000.00
05-08-2026	1,000.00	-	1,000.00
05-09-2026	1,500.00	70.00	1,430.00
05-10-2026	1,430.00	-	1,430.00
05-11-2026	1,430.00	-	1,430.00
05-12-2026	1,930.00	70.00	1,860.00
05-01-2027	1,860.00	-	1,860.00
05-02-2027	1,860.00	-	1,860.00
05-03-2027	2,360.00	70.00	2,290.00
05-04-2027	2,290.00	-	2,290.00
05-05-2027	2,290.00	-	2,290.00
05-06-2027	2,290.00	140.00	2,150.00
05-07-2027	2,150.00	-	2,150.00
05-08-2027	2,150.00	-	2,150.00
05-09-2027	2,150.00	140.00	2,010.00
05-10-2027	2,010.00	-	2,010.00
05-11-2027	2,010.00	-	2,010.00
05-12-2027	2,010.00	140.00	1,870.00

Repayment Schedule (Contd.)

FACILITY-3			(Amount in Lacs)
Month	Opening Balance	Repayment	Closing Balance
05-01-2028	1,870.00	-	1,870.00
05-02-2028	1,870.00	-	1,870.00
05-03-2028	1,870.00	180.00	1,690.00
05-04-2028	1,690.00	-	1,690.00
05-05-2028	1,690.00	-	1,690.00
05-06-2028	1,690.00	180.00	1,510.00
05-07-2028	1,510.00	-	1,510.00
05-08-2028	1,510.00	-	1,510.00
05-09-2028	1,510.00	230.00	1,280.00
05-10-2028	1,280.00	-	1,280.00
05-11-2028	1,280.00	-	1,280.00
05-12-2028	1,280.00	230.00	1,050.00
05-01-2029	1,050.00	-	1,050.00
05-02-2029	1,050.00	-	1,050.00
05-03-2029	1,050.00	250.00	800.00
05-04-2029	800.00	-	800.00
05-05-2029	800.00	-	800.00
05-06-2029	800.00	270.00	530.00
05-07-2029	530.00	-	530.00
05-08-2029	530.00	-	530.00
05-09-2029	530.00	270.00	260.00
05-10-2029	260.00	-	260.00
05-11-2029	260.00	-	260.00
05-12-2029	260.00	260.00	-

16. LEASE LIABILITIES: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Lease Liabilities	-	43.81
Total	-	43.81

17. OTHER FINANCIAL LIABILITIES: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Security deposits received	286.65	260.20
Total	286.65	260.20

18. OTHER LIABILITIES: NON-CURRENT

(Amount in Lacs)		
Particulars	As at 31.03.2026	As at 31.03.2025
Deferred Income	101.02	94.48
Total	101.02	94.48

19. PROVISIONS: NON-CURRENT

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Gratuity	162.87	103.37
Leave Encashment	15.72	9.63
Total	178.59	113.00

20. BORROWINGS: CURRENT

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Working Capital Loan		
From Bank*	46.07	46.07
Current Maturity of long term borrowings (Refer note no. 15)	3,730.00	1,600.00
Total	3,776.07	1,646.07

Nature of Security of Working Capital From Bank:

(i) In overdraft account secured against lien on bank Fixed Deposits and personal guarantee of Directors.

*Includes overdraft facility of ₹ 46.07 Lacs from City Co-operative Bank Limited, against fixed deposit of ₹ 106.29 Lacs. The said Bank has discontinued its operations, however, the Company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in the Hon'ble Allahabad High Court.

21. LEASE LIABILITIES: CURRENT

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Lease Liabilities	43.81	61.50
Total	43.81	61.50

22. TRADE PAYABLES

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of trade payables other than micro enterprises and small enterprises	1,406.68	1,526.97
Total	1,406.68	1,526.97

The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified on the basis of information received from the suppliers by the Company regarding their status under the MSME Development Act, 2006. This information has been relied upon by the auditors.

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
a) the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier at the end of each accounting year:	-	-
- Principal Amount	-	-
- Interest due	-	-
b) the amount of interest paid by the buyer in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed date during each accounting year;	-	-

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
c) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	-	-
d) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
e) the amount of further interest remaining due and payable even in the succeeding years until such date when the interest due above are actually paid to the small enterprises for the purpose of disallowance of a deductible expenditure under Section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

Ageing of Trade Payable as at 31.03.2026 from the date of transaction

(Amount in Lacs)

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Payable					
- MSME	-	-	-	-	-
- Others	863.04	23.12	150.84	369.68	1,406.68
Disputed Trade Payable					
- MSME	-	-	-	-	-
- Others	-	-	-	-	-
Total	863.04	23.12	150.84	369.68	1,406.68
Add: Accrued Expenses	-	-	-	-	-
Total Trade Payable	863.04	23.12	150.84	369.68	1,406.68

Ageing of Trade Payable as at 31.03.2025 from the date of transaction

(Amount in Lacs)

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Payable					
- MSME	-	-	-	-	-
- Others	995.37	119.15	48.88	363.57	1,526.97
Disputed Trade Payable					
- MSME	-	-	-	-	-
- Others	-	-	-	-	-
Total	995.37	119.15	48.88	363.57	1,526.97
Add: Accrued Expenses	-	-	-	-	-
Total Trade Payable	995.37	119.15	48.88	363.57	1,526.97

23. OTHER CURRENT FINANCIAL LIABILITIES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Security Deposit Received	333.47	237.85
Due to Directors	19.06	45.75
Due to Employees	77.97	49.72
Unclaimed Dividend	52.01	43.86
Total	482.53	377.19

24. OTHER CURRENT LIABILITIES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Advance from Customers and others	47,291.46	29,648.47
Statutory Dues Payable	96.18	108.26
Deferred Income	17.53	20.96
Total	47,405.18	29,777.69

25. SHORT TERM PROVISIONS

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Gratuity	5.04	12.23
Leave Encashment	0.57	0.70
Total	5.61	12.93

26. CURRENT TAX LIABILITIES

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Provision for Tax (Net of Prepaid Taxes)	69.63	10.60
Total	69.63	10.60

27. REVENUE FROM OPERATIONS

	(Amount in Lacs)	
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Operating Income		
Income from Real Estate Projects	16,381.52	13,296.82
Other Operating Income	111.35	97.31
Total	16,492.87	13,394.14

The disclosures as required by IND AS 115 are as under:

	(Amount in Lacs)	
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
The Company disaggregates revenue as under:		
Revenue from Operations (Domestic)		
Income from Real Estate Projects	16,381.52	13,296.82
Other Operating Income	111.35	97.31
Total	16,492.87	13,394.14

Note: While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in IND AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligation is ₹ 47,291.47 Lacs (Previous year ₹ 29,648.48 Lacs) which is expected to be recognised as revenue in the subsequent years, however, revenue to be recognised in next one year is not ascertainable due to the nature of industry in which Company is operating.

Advance against unsatisfied (or partially satisfied) performance obligations:

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Advances at the beginning of the year	29,648.47	19,194.86
Less: Revenue recognised during the year	16,492.87	13,394.14
Add: Advance received during the year from customers (Net)	34,135.86	23,847.76
Advances at the end of the year	47,291.46	29,648.47

Reconciliation of revenue recognised with the contracted price is as follows:

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Gross Value of Contract Price	16,543.32	13,427.77
Less: Reduction towards variable consideration components	50.45	33.63
Revenue from Operations as recognised	16,492.87	13,394.14

28. OTHER INCOME

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Interest Income		
On Bank Deposits	713.67	480.57
On Corporate Loan to related party	293.61	381.81
On Income Tax and Vat Refund	0.67	21.40
Other Non - Operating Income		
Rent Received (Net)	41.57	36.17
Dividend Income	1.59	0.14
Gain on Financial Assets carried through FVTPL	4.89	-
Profit on sale of Property, Plant & Equipment	0.05	-
Other Income	-	4.79
Liabilities/Provisions no longer required written back	22.78	50.62
Total	1,078.83	975.50

29. COST OF MATERIALS CONSUMED AND OTHER RELATED PROJECT COST

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Inventories at the beginning of the year		
Building Material and consumables	324.16	283.91
Land	1,424.67	1,424.67
	1,748.83	1,708.58

29. COST OF MATERIALS CONSUMED AND OTHER RELATED PROJECT COST (Contd.)

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Add: Incurred during the year		
Land Development and other Rights	4,395.31	4,434.67
Building Material Purchases	5,993.89	5,452.10
Expenses through Contractors	6,528.14	5,580.59
Architect's Fees	243.30	353.61
Water and Electricity	65.50	55.99
Plan Approval & External Development Fees	973.79	631.62
Processing fee and Interest on term loan	1,157.94	867.12
Other Project Expenses	466.86	995.09
Depreciation	0.95	1.31
Maintenance of Completed Projects	-	11.39
	19,825.67	18,383.48
Less: Inventories at the end of the year		
Building Materials and Consumables	389.67	324.16
Land	1,424.67	1,424.67
	1,814.34	1,748.83
Cost of Material Consumed, construction & other related Project cost	19,760.17	18,343.22

30. CHANGES IN INVENTORIES OF FINISHED GOODS AND PROJECT IN PROGRESS

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Inventories at the beginning of the year		
Completed Real Estate projects	9,744.96	9,204.54
Projects in Progress	43,284.90	32,811.06
	53,029.86	42,015.60
Inventories at the end of the year		
Completed Real Estate projects	29,815.06	9,744.96
Project in Progress	35,636.67	43,284.90
	65,451.73	53,029.86
Change in Inventories of finished goods and Project in Progress	(12,421.87)	(11,014.26)

31. EMPLOYEE BENEFIT EXPENSES

(Amount in Lacs)		
Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Salaries, Wages, Allowance and Bonus	1,050.23	772.65
Contribution to Provident and other funds	29.92	26.70
Directors' Remuneration	375.00	281.25
Staff Welfare Expenses	6.93	6.21
Total	1,462.08	1,086.81

32. FINANCE COST

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Interest on Secured Loans	307.01	414.93
Bank Charges	2.07	2.38
Interest on lease liabilities	5.75	10.47
Total	314.83	427.78

33. DEPRECIATION

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Depreciation	42.45	41.84
Less: Depreciation Transfer to Cost of Constructions	0.95	1.31
Depreciation of Right to use asset	43.25	43.25
Total	84.75	83.78

34. OTHER EXPENSES

(Amount in Lacs)

Particulars	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Administrative Expenses		
Rates & Taxes	278.16	8.52
Insurance	25.80	10.83
Auditors' Remuneration	9.30	14.15
Directors' Sitting Fees	4.60	4.80
Postage, Courier & Telephone	7.42	7.24
Travelling and Conveyance	48.71	25.48
Legal & Professional charges	259.77	240.34
Printing and Stationery	33.28	20.63
Repair and Maintenance Building	0.59	11.15
Repair and Maintenance Others	78.68	38.30
Water and Electricity	16.94	19.43
VAT/GST Paid	1,041.57	59.42
Other Expenses	84.83	42.94
Loss on Financial Assets carried through FVTPL	-	6.52
CSR Expenses	81.92	117.29
	1,971.57	627.05
Selling Expenses		
Advertisement and Publicity	959.17	479.03
Commission and Brokerage	1,071.49	867.36
Business Promotion & Discount	156.34	53.74
Project Facilitation Fees	460.62	362.39
	2,647.62	1,762.53
Total	4,619.20	2,389.58

35. INCOME TAX

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Tax expense comprises of:		
Current Income Tax	1,143.21	928.08
Deferred tax	(26.17)	(26.46)
Tax adjustments for earlier years (Net)	207.21	0.27
Total	1,324.24	901.89

The major components of Income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% (previous year 25.168%) and the reported tax expense in statement of profit and loss are as follows:

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Accounting profit before tax	3,752.55	3,052.73
Applicable tax rate	25.168%	25.168%
Computed tax expense	944.44	768.31
Tax effect of:		
Expenses disallowed (net)	227.58	180.60
Effect of expenses allowed on payment basis	(29.61)	(27.46)
Other adjustments including IND AS adjustments	0.80	6.63
Current Tax Provision (A)	1,143.21	928.08
Decremental deferred tax assets on account of property, plant & equipment and intangible assets	0.21	1.54
Incremental of deferred tax assets on account of other items	(26.39)	(28.00)
Deferred Tax Provision (B)	(26.17)	(26.46)
Tax adjustments for earlier years	207.21	0.27
Tax adjustments for earlier years (C)	207.21	0.27
Tax expense recognised in statement of profit and loss (A+B+C)	1,324.24	901.89

36. EARNING PER SHARE (EPS)

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Basic and Diluted Earnings Per Share		
Profit attributable to equity shareholders (in Lacs)	2,428.31	2,150.84
Equity shares outstanding at the year end	98,33,000	98,33,000
Nominal value per share (in ₹)	2.00	2.00
Earnings per equity share (in ₹)		
Basic	24.70	21.87
Diluted	24.70	21.87

37. PAYMENT TO AUDITORS

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
Audit Fee	8.35	8.25
Taxation Matters	-	5.50
Certification Fees	0.95	0.40
Total	9.30	14.15

38. CONTINGENT LIABILITIES

Particulars	(Amount in Lacs)	
	For the year ended 31 st March, 2026	For the year ended 31 st March, 2025
(a) Claims against the Company not acknowledged as debt		
1. Income Tax A.Y. 2016-2017	182.27	182.27
(b) Guarantees		
1. Earnest Money	-	1.00
2. Bank Guarantee	129.93	131.00

39. Balances of trade receivables, trade payable, loan/advances given and other financial and non financial assets and liabilities are subject to reconciliation and confirmation from respective parties. The balance of said trade payable, loan/advances given and other financial and non financial assets and liabilities are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.

40. DEFINED BENEFIT PLAN: GRATUITY**1.1 Actuarial Assumptions****a) Economic Assumptions**

The principal assumptions are the discount rate & salary growth rate. The discount rate is generally based upon the market yields available on Government bonds at the accounting date relevant to currency of benefit payments for a term that matches the liabilities. Salary growth rate is Company's long term best estimate as to salary increases & takes account of inflation, seniority, promotion, business plan, HR policy and other relevant factors on long term basis as provided in relevant accounting standard. These valuation assumptions are as follows:

Particulars	31-03-2026	31-03-2025
i) Discounting Rate	6.75%	7.25%
ii) Future salary Increase	5.00%	5.00%

b) Demographic Assumption

Attrition rates are the Company's best estimate of employee turnover in future determined considering factors such as nature of business & industry, retention policy, demand & supply in employment market, standing of the Company, business plan, HR Policy etc., as provided in the relevant accounting standard. Attrition rates as given below:

Particulars	31-03-2026	31-03-2025
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability	IALM 2012-14	IALM 2012-14
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	5.00	5.00
From 31 to 44 years	3.00	3.00
Above 44 years	2.00	2.00

2. Scale of Benefits

a)	Salary for calculation of gratuity	Last drawn qualifying salary.
b)	Vesting Period	5 years of service.
c)	Benefit on normal retirement	$15/26 \times \text{Salary} \times \text{Past Service (years)}$
d)	Benefit on early retirement/withdrawal/resignation	Same as normal retirement benefit based on service upto the date of exit.
e)	Benefit on death in service	Same as normal retirement benefit based on service upto the date of death & no vesting conditions apply.
f)	Limit	20.00 Lacs

2.1 (a): Table showing changes in Present Value of Obligations:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the beginning of the period	115.60	96.09
Interest cost	7.80	6.97
Current service cost	13.91	9.56
Past service cost	56.59	-
Benefits paid (if any)	(25.14)	(1.73)
Actuarial (gain)/loss	(0.84)	4.71
Present value of the obligation at the end of the period	167.92	115.60

2.1 (b): Bifurcation of total Actuarial (gain)/loss on Liabilities:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Actuarial gain/losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/losses from changes in financial assumptions	(59.25)	3.30
Experience Adjustment (gain)/loss for Plan Liabilities	58.41	1.41
Total amount recognised in Other Comprehensive Income	(0.84)	4.71

2.2 Key results (The amount to be recognised in the Balance Sheet):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the end of the period	167.92	115.60
Fair value of plan assets at end of period	-	-
Net Liability/(Asset) recognised in Balance Sheet and related analysis	167.92	115.60
Funded Status	(167.92)	(115.60)

2.3 (a): Expense recognised in the statement of Profit and Loss:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Interest cost	7.80	6.97
Current service cost	13.91	9.56
Past service cost	56.59	-
Expected return on Plan Asset	-	-
Expenses to be recognized in P&L	78.30	16.52

2.3 (b): Other comprehensive (income)/expenses (remeasurement):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Cumulative unrecognised actuarial (gain)/loss opening B/F	(6.67)	(11.38)
Actuarial (gain)/loss - obligation	(0.84)	4.71
Actuarial (gain)/loss - plan assets	-	-
Total Actuarial (gain)/loss	(0.84)	4.71
Cumulative unrecognised actuarial (gain)/loss C/F	(7.51)	(6.67)

2.4: Experience adjustment:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Experience Adjustment (gain)/loss for Plan Liabilities	58.41	1.41
Experience Adjustment gain/(loss) for Plan Assets	-	-

3.1: Summary of membership data at the date of valuation and statistics based thereon:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Number of employees	85	68
Total monthly salary (in Lacs)	37.60	21.08
Average Past Service (Years)	7.30	9.00
Average Future Service (Years)	20.70	19.20
Average Age (Years)	39.30	40.80
Weighted average duration (based on discounted cash flows) in years	9.00	8.00
Average monthly salary (in Lacs)	0.44	0.32
Expected Future Service taking into account Decrements (Years)	13.00	13.00

3.2: The assumptions employed for the calculations are tabulated:

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Discount rate	7.00 % per annum	6.75 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-2014	IALM 2012-2014
Expected rate of return	7.00 % per annum	6.75% per annum
Withdrawal rate (per annum)	5.00% p.a.(18 to 30 Years)	5.00% p.a.(18 to 30 Years)
Withdrawal rate (per annum)	3.00% p.a. (31 to 44 Years)	3.00% p.a. (31 to 44 Years)
Withdrawal rate (per annum)	2.00% p.a. (45 to 60 Years)	2.00% p.a. (45 to 60 Years)

3.3: Benefits valued:

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Normal Retirement Age	60 Years	60 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Vesting Period	5 Years of service	5 Years of service
Benefits on Normal Retirement	15/26 * Salary * Past Service (years)	15/26 * Salary * Past Service (years)
Benefit on early exit due to death or disability	As above except that no vesting conditions apply	As above except that no vesting conditions apply
Limit	20.00 Lacs	20.00 Lacs

3.4: Current Liability (*Expected payout in next year as per Schedule III of the Companies Act, 2013):

	(Amount in Lacs)	
Period	31-03-2026	31-03-2025
Current Liability (Short Term)*	5.04	12.23
Non-Current Liability (Long Term)	162.87	103.37
Total Liability	167.92	115.60

3.5: Effect of plan on entity's future cash flows

3.5 (a): Funding arrangements and funding policy

The Company has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance Company carries out a funding valuation based on the latest employee data provided by the Company. Any deficit in the assets arising as results of such valuation is funded by the Company.

3.5 (b): Expected contribution during the next annual reporting period

	(Amount in Lacs)	
Period	As at 31.03.2026	As at 31.03.2025
The Company's best estimate of Contribution during the next year	16.00	12.05

3.5 (c): Maturity profile of defined benefit obligation

Period	As at 31.03.2026	As at 31.03.2025
Weighted average duration (based on discounted cash flows) in years	9	8

3.5 (d): Estimate of expected benefit payments (In absolute terms i.e. undiscounted)

Period	(Amount in Lacs)
01 Apr, 2025 to 31 Mar, 2026	5.04
01 Apr, 2026 to 31 Mar, 2027	47.56
01 Apr, 2027 to 31 Mar, 2028	6.84
01 Apr, 2028 to 31 Mar, 2029	21.91
01 Apr, 2029 to 31 Mar, 2030	1.52
01 Apr, 2030 onwards	85.03

3.6: Projection for next period:

	(Amount in Lacs)
Best estimate for contribution during next Period	16.00

3.7: Sensitivity Analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As on: 31.03.2026
Defined Benefit Obligation (Base)	167.92 Lacs @ Salary Increase Rate: 5%, and Discount rate: 7.00%
Liability with x% increase in Discount Rate	156.81 Lacs; x=1.00% [Change (7)%]
Liability with x% decrease in Discount Rate	180.63 Lacs; x=1.00% [Change 8%]
Liability with x% increase in Salary Growth Rate	180.53 Lacs; x=1.00% [Change 8%]
Liability with x% decrease in Salary Growth Rate	156.72 Lacs ; x=1.00% [Change (7)%]
Liability with x% increase in Withdrawal Rate	169.27 Lacs ; x=1.00% [Change 1%]
Liability with x% decrease in Withdrawal Rate	166.37 Lacs ; x=1.00% [Change (1)%]

Description of Risk Exposures

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follows:

- | | |
|---|--|
| <p>A) Salary Increase - Actual salary increase will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.</p> <p>B) Investment Risk - If Plan is funded then assets/liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.</p> | <p>C) Discount Rate - Reduction in discount rate in subsequent valuations can increase the plan's liability.</p> <p>D) Mortality or Disability - Actual deaths or disability cases proving lower or higher than assumed in the valuation can impact the liabilities.</p> <p>E) Withdrawals - Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.</p> |
|---|--|

1.2 Defined Benefit Plan-Leave Encashment

1. Actuarial Assumptions

a) Economic Assumptions

The principal assumptions are the discount rate & salary growth rate. The discount rate is generally based upon the market yields available on Government bonds at the accounting date relevant to currency of benefit payments for a term that matches the liabilities. Salary growth rate is Company's long term best estimate as to salary increases & takes account of inflation, seniority, promotion, business plan, HR policy and other relevant factors on long term basis as provided in relevant accounting standard. These valuation assumptions are as follows:

Particulars	31-03-2026	31-03-2025
i) Discounting Rate	7.00%	6.75%
ii) Future salary Increase	5.00%	5.00%

b) Demographic Assumption

Attrition rates are the Company's best estimate of employee turnover in future determined considering factors such as nature of business & industry, retention policy, demand & supply in employment market, standing of the Company, business plan, HR Policy etc., as provided in the relevant accounting standard. Attrition rates as given below:

Particulars	31-03-2026	31-03-2025
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability	IALM 2012-14	IALM 2012-14
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	5.00	5.00
From 31 to 44 years	3.00	3.00
Above 44 years	2.00	2.00

2.1 (a): Table showing changes in Present Value of Obligations:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the beginning of the period	10.33	7.48
Interest cost	0.70	0.54
Current service cost	3.22	2.22
Past service cost	5.62	-
Benefits paid (if any)	(0.32)	(0.35)
Actuarial (gain)/loss	(3.27)	0.44
Present value of the obligation at the end of the period	16.28	10.33

2.1 (b): Bifurcation of total Actuarial (gain)/loss on Liabilities:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Actuarial gain/losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/losses from changes in financial assumptions	(5.87)	0.31
Experience Adjustment (gain)/loss for Plan Liabilities	2.60	0.12
Total amount recognised in Other Comprehensive Income	(3.27)	0.43

2.2: Key results (The amount to be recognised in the Balance Sheet):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Present value of the obligation at the end of the period	16.28	10.33
Fair value of plan assets at end of period	-	-
Net liability/(asset) recognised in Balance Sheet and related analysis	16.28	10.33
Funded Status	(16.28)	(10.33)

2.3 (a): Expense recognised in the statement of Profit and Loss:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Interest cost	0.70	0.54
Current service cost	3.22	2.22
Past service cost	5.62	-
Expected return on plan asset	-	-
Expenses to be recognised in P&L	9.54	2.76

2.3 (b): Other Comprehensive (income)/expenses (remeasurement):

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Cumulative unrecognised actuarial (gain)/loss opening B/F	(4.77)	(5.21)
Actuarial (gain)/loss - obligation	(3.27)	0.44
Actuarial (gain)/loss - plan assets	-	-
Total Actuarial (gain)/loss	(3.27)	0.44
Cumulative unrecognised actuarial (gain)/loss C/F	(8.04)	(4.77)

2.4: Experience adjustment:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Experience Adjustment (Gain)/loss for Plan Liabilities	2.60	0.12
Experience Adjustment Gain/(loss) for Plan Assets	-	-

3.1: Summary of membership data at the date of valuation and statistics based thereon:

Period	(Amount in Lacs)	
	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Number of employees	85	68
Total monthly salary (in Lacs)	37.60	21.08
Average Past Service (Years)	7.30	9.00
Average Future Service (Years)	20.70	19.20
Average Age (Years)	39.30	40.80
Total Leave With Cap/Without Cap	1140/1140	1018/1018

3.1: Summary of membership data at the date of valuation and statistics based thereon: (Contd.)

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Total CTC/Availment Rate	75,20,560/3%	43,60,900/3%
Weighted average duration (based on discounted cash flows) in years	11.00	12.00
Average monthly salary (in Lacs)	0.44	0.32

3.2: The assumptions employed for the calculations are tabulated:

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Discount rate	7.00 % per annum	6.75 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-2014	IALM 2012-2014
Expected rate of return	7.00 % per annum	6.75% per annum
Withdrawal rate (per annum)	5.00% p.a.(18 to 30 Years)	5.00% p.a.(18 to 30 Years)
Withdrawal rate (per annum)	3.00% p.a. (31 to 44 Years)	3.00% p.a. (31 to 44 Years)
Withdrawal rate (per annum)	2.00% p.a. (45 to 60 Years)	2.00% p.a. (45 to 60 Years)

3.3: Benefits valued:

Period	From 01.04.2025 to 31.03.2026	From 01.04.2024 to 31.03.2025
Normal Retirement Age	60 Years	60 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Benefits on Normal Retirement	1/30 * Salary * Past Service (years)	1/30 * Salary * Past Service (years)
Benefit on early exit due to death or disability	As above subject to rules of the Company	As above subject to rules of the Company
Benefit on death	As above subject to rules of the Company	As above subject to rules of the Company

3.4: Current Liability (*Expected payout in next year as per Schedule III of the Companies Act, 2013): (Amount in Lacs)

Period	31-03-2026	31-03-2025
Current Liability (Short Term)*	0.57	0.70
Non-Current Liability (Long Term)	15.72	9.63
Total Liability	16.29	10.33

3.5: Sensitivity Analysis:

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As on: 31.03.2026
Defined Benefit Obligation (Base)	16,28,221
Liability with x% increase in Discount Rate	15.05 Lacs; x=1.00% [Change (8)%]
Liability with x% decrease in Discount Rate	17.72 Lacs; x=1.00% [Change 9%]
Liability with x% increase in Salary Growth Rate	17.73 Lacs; x=1.00% [Change 9%]
Liability with x% decrease in Salary Growth Rate	15.02 Lacs ; x=1.00% [Change (8)%]
Liability with x% increase in Withdrawal Rate	16.50 Lacs ; x=1.00% [Change 1%]
Liability with x% decrease in Withdrawal Rate	16.04 Lacs ; x=1.00% [Change (1)%]

1.3 Defined Contribution Plan

Provident Fund - The Company contributes Provident Fund (Employer as well as Employee Share) to Provident Fund Commissioner (U.P) and Employers Contribution to such fund is charged to Statement of Profit and Loss. The Provident fund contribution charged to Statement of Profit and Loss for the year ended 31.03.2026 amounted to ₹ 18.36 Lacs (Previous Year ₹ 15.77 Lacs).

1.4 On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating 29 existing labour laws. The Ministry of Labour & Employment has published draft Central Rules and FAQs to facilitate assessment of the impact of these changes. The Company has estimated and recognised the impact of the implementation of the New Labour Codes under employee benefits expense for the year ended 31.03.2026. The impact of the same is not material to the results for the year.

41. RELATED PARTY DISCLOSURES

Details of disclosure as required by Indian Accounting Standard (IND AS) 24 on "Related Party Disclosures" are as under:

A. Names of related parties and description of relationship:

1. Entities over which key managerial personnel or their relatives exercises significant influence

1	Ecoeski Developers Private Limited
2	Eldeco County Limited
3	Eldeco Infrastructure and Properties Limited
4	Eldeco Townships and Housing Limited
5	Mannat Family Trust
6	Mannat Homes Private Limited
7	Pankaj Bajaj (HUF)
8	S.K.Garg Constructions Private Limited
9	Shrikant Jajodia (HUF)
10	Surya Season Foods Private Limited

2. Key Managerial Personnel

1	Mr. Pankaj Bajaj	Chairman cum Managing Director	
2	Mr. Shrikant Jajodia	Director	
3	Mrs. Rupali Chopra	Independent Director	Ceased to be Director from 25.09.2025
4	Mr. Ajay Mehra	Independent Director	
5	Mr. Harendra Kumar Jaggi	Independent Director	
6	Mr. Pawan Kumar Dhawan	Independent Director	
7	Ms. Archana Tripathi	Director	Appointed as Director on 25.09.2025
8	Ms. Chandni Vij	Company Secretary	
9	Mr. Kapil Saluja	Chief Financial Officer	

3. Relatives of Key Managerial Personnel

1	Mrs. Asha Bajaj	Mother of Mr. Pankaj Bajaj
2	Mrs. Bandana Kohli	Wife of Mr. Pankaj Bajaj

B. The following transactions were carried out with the related parties in the ordinary course of business:

(Amount in Lacs)				
Transactions	Key Managerial Personnel	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Managerial Personnel	Total
Directors Remuneration				
Mr. Pankaj Bajaj				
For the year ended March 2026	375.00	-	-	375.00
For the year ended March 2025	281.25	-	-	281.25
Salary				
Mr. Kapil Saluja				
For the year ended March 2026	27.11	-	-	27.11
For the year ended March 2025	21.64	-	-	21.64
Ms. Chandni Vij				
For the year ended March 2026	11.78	-	-	11.78
For the year ended March 2025	10.22	-	-	10.22
Rent Paid				
Mrs. Asha Bajaj				
For the year ended March 2026	-	-	67.26	67.26
For the year ended March 2025	-	-	67.26	67.26
Dividend Paid				
Mr. Pankaj Bajaj				
For the year ended March 2026	303.73	-	-	303.73
For the year ended March 2025	269.98	-	-	269.98
Mrs. Bandana Kohli				
For the year ended March 2026	-	-	176.99	176.99
For the year ended March 2025	-	-	157.33	157.33
Eldeco Infrastructure & Properties Limited				
For the year ended March 2026	-	4.50	-	4.50
For the year ended March 2025	-	4.00	-	4.00

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)

Transactions	Key Managerial Personnel	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Managerial Personnel	Total
Sitting Fees				
Mr. Shrikant Jajodia				
For the year ended March 2026	1.00	-	-	1.00
For the year ended March 2025	1.00	-	-	1.00
Mr. Ashish Jain				
For the year ended March 2026	-	-	-	-
For the year ended March 2025	0.60	-	-	0.60
Mr. Ranjit Khattar				
For the year ended March 2026	-	-	-	-
For the year ended March 2025	0.60	-	-	0.60
Mr. Anil Tewari				
For the year ended March 2026	-	-	-	-
For the year ended March 2025	0.60	-	-	0.60
Mrs. Rupali Chopra				
For the year ended March 2026	0.60	-	-	0.60
For the year ended March 2025	0.80	-	-	0.80
Mr. Ajay Mehra				
For the year ended March 2026	0.80	-	-	0.80
For the year ended March 2025	0.40	-	-	0.40
Mr. Harendra Kumar Jaggi				
For the year ended March 2026	1.00	-	-	1.00
For the year ended March 2025	0.40	-	-	0.40
Mr. Pawan Kumar Dhawan				
For the year ended March 2026	0.80	-	-	0.80
For the year ended March 2025	0.40	-	-	0.40
Ms. Archana Tripathi				
For the year ended March 2026	0.40	-	-	0.40
For the year ended March 2025	-	-	-	-
Advance for Expenses				
Surya Season Foods Private Limited				
For the year ended March 2026	-	0.49	-	0.49
For the year ended March 2025	-	15.63	-	15.63
Project Facilitation Fee				
Eldeco Infrastructure & Properties Limited				
For the year ended March 2026	-	460.62	-	460.62
For the year ended March 2025	-	362.39	-	362.39
Interest Received				
Eldeco Infrastructure & Properties Limited				
For the year ended March 2026	-	293.61	-	293.61
For the year ended March 2025	-	381.81	-	381.81

B. The following transactions were carried out with the related parties in the ordinary course of business: (Contd.)

(Amount in Lacs)				
Transactions	Key Managerial Personnel	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Managerial Personnel	Total
Loan Received Back				
Eldeco Infrastructure & Properties Limited				
For the year ended March 2026	-	-	-	6,638.28
For the year ended March 2025	-	6,638.28	-	-
Balance Outstanding as at 31.03.2026				
Loans				
Eldeco Infrastructure & Properties Limited				
For the year ended March 2026	-	-	-	6,638.28
For the year ended March 2025	-	6,638.28	-	-
Trade Payables				
Mr. Pankaj Bajaj				
For the year ended March 2026	19.06	-	-	19.06
For the year ended March 2025	45.75	-	-	45.75
Surya Season Foods Private Limited				
For the year ended March 2026	-	69.36	-	69.36
For the year ended March 2025	-	69.85	-	69.85
Investments				
Surya Season Foods Private Limited				
For the year ended March 2026	-	0.01	-	0.01
For the year ended March 2025	-	0.01	-	0.01

42. GOODWILL

The changes in the carrying value of Goodwill for the year ended 31st March, 2026 are as follows:

(Amount in Lacs)				
Description	1 st April, 2025	Addition	Disposals	31 st March, 2026
Goodwill	1,287.93	-	-	1,287.93
Total	1,287.93	-	-	1,287.93

The changes in the carrying value of Goodwill for the year ended 31st March, 2025 are as follows:

(Amount in Lacs)				
Description	1 st April, 2024	Addition	Disposals	31 st March, 2025
Goodwill	1,287.93	-	-	1,287.93
Total	1,287.93	-	-	1,287.93

Goodwill arising on account of consolidation.

43. FINANCIAL INSTRUMENTS: ACCOUNTING CLASSIFICATION, FAIR VALUE MEASUREMENTS

31st March, 2026

(Amount in Lacs)

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
Financial Assets							
Investments	26.06	4.89	-	30.95	4.89	-	-
Other Non-Current Financial Assets	128.21	-	-	128.21	-	-	-
Trade Receivables	95.30	-	-	95.30	-	-	-
Cash and Cash Equivalents	25,332.01	-	-	25,332.01	-	-	-
Other Bank Balances	790.77	-	-	790.77	-	-	-
Other Current Financial Assets	243.91	-	-	243.91	-	-	-
Total	26,616.26	4.89	-	26,621.15	4.89	-	-
Financial Liabilities							
Non-Current Borrowings	11,597.83	-	-	11,597.83	-	-	-
Other Non-Current Financial Liabilities	286.65	-	-	286.65	-	-	-
Current Borrowings	3,776.07	-	-	3,776.07	-	-	-
Current Lease Liabilities	43.81	-	-	43.81	-	-	-
Trade Payables	1,406.68	-	-	1,406.68	-	-	-
Other Current Financial Liabilities	482.53	-	-	482.53	-	-	-
Total	17,593.58	-	-	17,593.58	-	-	-

31st March, 2025

(Amount in Lacs)

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
Financial Assets							
Investments	32.58	(6.52)	-	26.06	(6.52)	-	-
Loans	6,638.28	-	-	6,638.28	-	-	-
Other Non-Current Financial Assets	114.28	-	-	114.28	-	-	-
Trade Receivables	134.17	-	-	134.17	-	-	-
Cash and Cash Equivalents	11,300.45	-	-	11,300.45	-	-	-
Other Bank Balances	661.00	-	-	661.00	-	-	-
Other Current Financial Assets	225.61	-	-	225.61	-	-	-
Total	19,106.36	(6.52)	-	19,099.84	(6.52)	-	-

31st March, 2025 (Contd.)

31- March, 2023 (Contd.)

Particulars	Carrying Value	(Amount in Lacs)					
		Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
Financial Liabilities							
Non-Current Borrowings	9,825.46	-	-	9,825.46	-	-	-
Non-Current Lease Liabilities	43.81	-	-	43.81	-	-	-
Other Non-Current Financial Liabilities	260.20	-	-	260.20	-	-	-
Current Borrowings	1,646.07	-	-	1,646.07	-	-	-
Current Lease Liabilities	61.50	-	-	61.50	-	-	-
Trade Payables	1,526.97	-	-	1,526.97	-	-	-
Other Current Financial Liabilities	377.19	-	-	377.19	-	-	-
Total	13,741.21	-	-	13,741.21	-	-	-

44. FINANCIAL RISK MANAGEMENT

The Group activities exposes it to variety of financial risk i.e. Credit Risk, Liquidity Risk, Capital Risk, Interest Rate Risk etc. These risks are managed by senior management of the Group and is supervised by Board of Directors of the Group to minimise potential adverse effects on the financial performance of the Company.

(i) Credit Risk:

Credit risk from cash and cash equivalents and bank deposits is considered immaterial in view of the creditworthiness of the banks the Group works with. Credit risk is the risk i.e a customer or the counter party fails to pay to the Company causing financial loss. The credit risk primarily arises from outstanding receivables from customer. The Group has specific policies for managing customer credit risk on an ongoing basis. These policies factor in the customer financial position, past experience and other customer specific factor.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. The Group makes provision for doubtful debt or write off when a debtor fails to make contractual payments. When loans or receivables have either been provided for or written off, the Group continues to engage in enforcement activity to attempt to recover the receivable due. When recoveries are made, these are recognised in the Statement of Profit and Loss. The Group has low credit risk in respect to cash and cash equivalent, other bank balances, other financial assets, trade receivables and security deposits paid.

(ii) Liquidity Risk:

Liquidity Risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due. Management monitors rolling forecasts of the liquidity position and cash and cash equivalent on the basis of expected cash flows. The Group takes into account the liquidity of the market in which the entity operates.

The following table summarizes the liquidity position of the Group:

		(Amount in Lacs)	
S. No.	Particulars	As at 31.03.2026	As at 31.03.2025
i	Cash & Cash Equivalents and Bank Balances	26,122.78	11,961.44
ii	Bank and Other Borrowings	15,373.91	11,471.53

The above chart depicts that the Group has adequate liquidity and considers liquidity risk as low risk.

(iii) Capital Risk Management:

The Group capital risk management objective is to ensure that at all times it remains a going concern and safeguards the interest of the shareholders and other stakeholders. The Company monitors capital on the basis of carrying amount of equity plus its subordinated loan, less cash and other cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Group manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to the shareholders, return capital to shareholders or issue new shares. The amount managed as capital by the Group are summarised as follows:

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Non-Current Borrowings	11,597.83	9,825.46
Current Borrowings	3,776.07	1,646.07
Less: Cash and Cash Equivalents and Bank balances	26,122.78	11,961.44
Net Debt	(10,748.88)	(489.91)
Total Equity	39,961.97	38,418.00
Net Debt to Equity Ratio	(0.27)	(0.01)

The above chart depicts that the Group has low capital risk.

(iv) Interest Rate Risk:

The Group has no working capital facilities with the bank. During the year, Group has availed term loan from bank & others. The Group exposure to interest rate risk on borrowings is as follows:

	(Amount in Lacs)	
Particulars	As at 31.03.2026	As at 31.03.2025
Non-Current Borrowings at variable rate	11,597.83	9,825.46
Current Borrowings at variable rate (Refer Note No. 20)	3,776.07	1,646.07
Interest Expense on Non-Current borrowing	307.01	414.93
Interest Expense on current borrowing	-	-
Interest income on deposits	713.67	480.57

The above chart depicts that the Group has low interest risk.

(v) Market Risk:

The Group is engaged into the business of real estate properties for residential and commercial purpose. The Company sales and collection has been increased. The Company has assessed the carrying amounts of Receivables, Inventories, Investments and other Assets/Liabilities. The Company will continue to monitor developments to identify significant uncertainties in future periods, if any. The Company has low market risk.

(vi) Foreign Currency Risk:

The Group do not deal in foreign currency transactions. The Group do not have any foreign currency risk.

45. LEASES

The principal portion of the lease payments and interest have been disclosed under cash flow from financing activities. The weighted average incremental borrowing rate of 8% p.a. has been applied to lease liability recognised in balance sheet at the date of initial application. On application of IND AS 116, the nature of expense has changed from lease rent in previous periods to depreciation cost for right to use asset and finance cost for interest accrued on lease liability.

The details of right to use asset held by the Group is as follows:

Particulars	(Amount in Lacs)		
	Net Carrying amount as at 01.04.2025	Net Addition (Deletion) for the year ended 31.03.2026	Net Carrying amount as at 31.03.2026
Building	72.08	(43.25)	28.83

Depreciation on right to use asset is ₹ 43.25 Lacs and interest on lease liability for year ended 31.03.2026 is ₹ 5.75 Lacs.

Lease Contracts entered by the Company majorly pertains to building taken on lease to conduct the business activities in ordinary course.

The following is breakup of Current and Non-Current Lease Liability as at:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Current lease liability	43.81	61.50
Non-Current lease liability	-	43.81
Total	43.81	105.31

The following is movement in Lease Liability:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Balance at the beginning of the year	105.31	162.10
Addition during the year	-	-
Finance cost accrued during the year	5.75	10.47
Deletion	-	-
Payment of lease liability (Including Interest)	67.26	67.26
Balance at the end of the year	43.81	105.31

The table below provides details regarding the Contractual Maturities of Lease Liability:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Less than one year	43.81	61.50
One to five years	-	43.81
More than five years	-	-
Total	43.81	105.31

46. COMPANY AS LESSOR

The Company has leased out office and commercial premises under non-cancellable operating leases. These leases have terms of between 2-9 years. Some leases include a clause to enable upward revision of the rental charge on an annual basis according to prevailing market conditions. The total lease rentals recognised as income during the year is ₹ 41.57 Lacs (31st March, 2025: ₹ 36.17 Lacs). Future minimum rentals receivable under non-cancellable operating leases are as follows:

Particulars	(Amount in Lacs)	
	As at 31.03.2026	As at 31.03.2025
Within one year	41.76	41.57
After one year but not more then 5 years	237.81	182.17
More then 5 years	216.10	275.98
Total	495.67	499.72

47. The Company is engaged in the business of Real Estate activities. These in context of (IND AS 108) on Segment Reporting are considered to constitute one single primary segment.

Information about geographical segment:

(Amount in Lacs)

Particulars	As at 31.03.2026	As at 31.03.2025
Within India	16,492.87	13,394.14
Outside India	-	-
Total	16,492.87	13,394.14

Note: No single customer represents 10% or more Company's total revenue for the year ended 31st March, 2026.

48. ADDITIONAL REGULATORY INFORMATION

Sr. No.	Ratios	Numerator	Denominator	Mar-26	Mar-25	Change in ratio as compared to preceding year	Reason for change in ratio by more than 25% as compared to preceding year
1	Current Ratio (in times)	Total Current Assets	Total Current Liabilities	1.94:1	2.2:1	-12%	Not Applicable
2	Debt-Equity Ratio (in times)	Debts consists of long term borrowings and lease liabilities	Total Equity	0.38:1	0.3:1	8%	Not Applicable
3	Debt Service Coverage Ratio (in times)	Earning for Debt Service = Net Profit after taxes + Non-cash operating expenses + Interest + other non-cash adjustments	Debt Service = Interest and lease payments + Principal repayments	0.7:1	6.42:1	-89%	Due to repayment of Installment and Interest of Term Loan
4	Return on Equity Ratio (in %)	Profit for the year less Preference dividend (if any)	Average Total Equity	6.20%	5.70%	9%	Not Applicable
5	Inventory Turnover Ratio (in times)	Revenue from Operations	Average Inventory	0.07:1	0.07:1	-	Not Applicable
6	Trade Receivables Turnover Ratio (in times)	Revenue from Operations	Average Trade receivables	35.94:1	14.41:1	149%	Due to Increase in Revenue From Operations
7	Trade Payables Turnover Ratio (in times)	Direct Operating Cost+Other expenses	Average Trade Payables	2.36:1	1.58:1	49%	Due to increase in Operating Cost
8	Net Capital Turnover Ratio (in times)	Revenue from operations	Average Working Capital (i.e. Total current assets less Total current liabilities)	0.09:1	0.09:1	-	Not Applicable
9	Net Profit Ratio (in %)	Profit for the year	Revenue from Operations	14.72%	16.06%	-8%	Not Applicable

48. ADDITIONAL REGULATORY INFORMATION (Contd.)

Sr. No.	Ratios	Numerator	Denominator	Mar-26	Mar-25	Change in ratio as compared to preceding year	Reason for change in ratio by more than 25% as compared to preceding year
10	Return on Capital Employed (in %)	Profit before tax and finance cost	Capital employed = Net worth + Lease liabilities + Deferred tax liabilities	10.17%	9.03%	13%	Not Applicable
11	Return on Investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	-	-	-	-

49. CORPORATE SOCIAL RESPONSIBILITY (CSR)

As per Section 135 of the Companies Act, 2013, a CSR committee has been formed by the Company. The proposed areas for CSR activities, as per the CSR policy of the Company are promotion of education, sports, rural development activities, medical facilities, employment and ensuring environmental sustainability which are specified in Schedule VII of the Companies Act, 2013.

(Amount in Lacs)		
Particulars	For the year ended 31.03.2026	For the year ended 31.03.2025
a. The Gross amount required to be spent by the Company during the year as per Section 135 read with Schedule VII of the Companies Act, 2013	81.92	97.52
b. Amount approved by the Board to be spent during the year	81.92	97.52
c. Amount spent during the year on:		
i) Construction/acquisition of Assets	-	-
ii) purposes other than (i) above	36.27	117.29
d. In Separate CSR Unspent Account to be spent on ongoing projects*	45.65	40.51
i. The breakup of expenses included in amount spent are as under:		
Eradicating hunger & health care	-	3.00
On promoting education	-	31.30
Social Welfare	34.07	46.00
Sanitation	-	7.40
Promoting Sports	2.00	1.50
On Health	-	13.84
Protection of Flora	0.20	14.24
Total	36.27	117.29

* Transferred to separate unspent csr bank account subsequent to the balance sheet date.

Details of ongoing project and other than ongoing project

(Amount in Lacs)

In Case of Section 135(6) (ongoing project)						
Opening Balance		Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company	In separate CSR unspent A/c		From Company's bank A/c	From separate CSR unspent A/c	With Company	In separate CSR unspent A/c
-	92.82	45.85	0.20	4.17	-	134.31

(Amount in Lacs)

In Case of Section 135(5) (Other than ongoing project)				
Opening Balance	Amount deposited in specified fund of Sch VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	36.07	36.07	-

50. DIVIDEND

(Amount in Lacs)

Particulars	For the year ended 31.03.2026	For the year ended 31.03.2025
Proposed Dividend		
Proposed final dividend for the year ended 31 st March, 2026 of ₹ 9.00 per share*	884.97	-
Proposed final dividend for the year ended 31 st March, 2025 of ₹ 9.00 per share	-	884.97
Paid Dividend		
Final dividend for the year ended 31 st March, 2025 of ₹ 9.00 per share	884.97	-
Final dividend for the year ended 31 st March, 2024 of ₹ 8.00 per share	-	786.64

*Proposed Dividend on equity shares are subject to approval at Annual General Meeting.

51. ADDITIONAL INFORMATION AS REQUIRED UNDER SCHEDULE III OF THE COMPANIES ACT, 2013 OF THE ENTERPRISES CONSOLIDATED AS SUBSIDIARIES

Name of the entity	Net Assets i.e Total Assets minus Total Liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
	As % of consolidated net assets	Amount in Lacs	As % of consolidated profit	Amount in Lacs	As % of consolidated profit	Amount in Lacs	As % of consolidated profit	Amount in Lacs
Parent								
1 Eldeco Housing and Industries Limited	89.72	35,678.26	128.08	3,110.06	100.32	0.63	128.07	3,110.69
Subsidiaries								
2 Aaj Constructions Private Limited	0.02	6.73	(0.01)	(0.31)	-	-	(0.01)	(0.31)
3 Artistry Construction Private Limited	0.01	2.03	(0.02)	(0.48)	-	-	(0.02)	(0.48)
4 Ascendancy Constructions Private Limited	0.01	3.09	0.03	0.78	-	-	0.03	0.78
5 Carnation Realtors Private Limited	(0.00)	(1.43)	(0.02)	(0.43)	-	-	(0.02)	(0.43)
6 Cascade Constructions Private Limited	0.04	15.47	0.61	14.81	-	-	0.61	14.81
7 Clairmont Properties Private Limited	0.00	1.01	0.00	0.01	-	-	0.00	0.01
8 Conception Realtors Private Limited	(0.01)	(2.69)	(0.02)	(0.39)	-	-	(0.02)	(0.39)
9 Conviction Constructions Private Limited	0.03	12.62	(0.03)	(0.63)	-	-	(0.03)	(0.63)
10 Deepjyoti Constructions Private Limited	(0.04)	(17.65)	0.15	3.72	-	-	0.15	3.72
11 Dua Constructions Private Limited	0.04	16.05	(0.02)	(0.40)	-	-	(0.02)	(0.40)
12 Eco World Properties Private Limited	0.00	0.29	(0.02)	(0.37)	-	-	(0.02)	(0.37)
13 Erudite Constructions Private Limited	0.01	4.33	(0.00)	(0.01)	-	-	(0.00)	(0.01)
14 Facility Constructions Private Limited	(0.00)	(1.42)	(0.01)	(0.13)	-	-	(0.01)	(0.13)
15 Flourish Constructions Private Limited	0.00	1.75	(0.01)	(0.30)	-	-	(0.01)	(0.30)
16 Frozen Constructions Private Limited	(0.00)	(0.16)	(0.02)	(0.48)	-	-	(0.02)	(0.48)
17 Garv Constructions Private Limited	(0.00)	(1.80)	(0.01)	(0.16)	-	-	(0.01)	(0.16)
18 Golfshire Realtors Private Limited	0.00	0.66	(0.01)	(0.34)	-	-	(0.01)	(0.34)
19 Heather Buildcon Private Limited	0.02	8.11	(0.02)	(0.48)	-	-	(0.02)	(0.48)
20 Eldeco Inception Buildtech Private Limited	(2.28)	(907.29)	(19.03)	(462.17)	-	-	(19.03)	(462.17)
21 Iris Realtors Private Limited	(0.01)	(2.34)	(0.06)	(1.37)	-	-	(0.06)	(1.37)
22 Khwahish Constructions Private Limited	(0.00)	(1.43)	(0.00)	(0.07)	-	-	(0.00)	(0.07)

51. ADDITIONAL INFORMATION AS REQUIRED UNDER SCHEDULE III OF THE COMPANIES ACT, 2013 OF THE ENTERPRISES CONSOLIDATED AS SUBSIDIARIES (Contd.)

Name of the entity	Net Assets i.e Total Assets minus Total Liabilities		Share in profit or loss		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
	As % of consolidated net assets	Amount in Lacs	As % of consolidated profit	Amount in Lacs	As % of consolidated profit	Amount in Lacs	As % of consolidated profit	Amount in Lacs
23 Miraculous Properties Private Limited	0.00	0.44	(0.02)	(0.37)	-	-	(0.02)	(0.37)
24 Neo Realtors Private Limited	0.09	37.77	0.04	1.04	-	-	0.04	1.04
25 Neptune Infracon Private Limited	0.04	14.28	0.02	0.49	-	-	0.02	0.49
26 Numerous Constructions Private Limited	0.01	3.45	0.24	5.72	-	-	0.24	5.72
27 Omni Farms Private Limited	14.24	5,662.70	(9.59)	(232.85)	-	-	(9.59)	(232.85)
28 Placate Constructions Private Limited	(0.00)	(0.36)	(0.02)	(0.49)	-	-	(0.02)	(0.49)
29 Primacy Constructions Private Limited	0.01	4.40	0.24	5.92	-	-	0.24	5.92
30 Proficiency Real Estate Private Limited	0.00	0.11	(0.02)	(0.38)	-	-	(0.02)	(0.38)
31 Eldeco Prosper Constructions Private Limited	(0.03)	(10.10)	(0.42)	(10.27)	-	-	(0.42)	(10.27)
32 Samarpit Constructions Private Limited	0.02	6.57	0.00	0.10	-	-	0.00	0.10
33 Shivaye Constructions Private Limited	0.03	10.37	0.09	2.16	-	-	0.09	2.16
34 Spring Greens Realty Private Limited	0.00	0.18	(0.02)	(0.48)	-	-	(0.02)	(0.48)
35 Suniyojit Constructions Private Limited	0.01	2.45	(0.01)	(0.36)	-	-	(0.01)	(0.36)
36 Supremacy Builders Private Limited	0.00	0.02	(0.02)	(0.38)	-	-	(0.02)	(0.38)
37 Sushobhit Constructions Private Limited	(0.00)	(1.71)	(0.02)	(0.37)	-	-	(0.02)	(0.37)
38 Swabhiman Buildtech Limited	(0.01)	(2.16)	(0.02)	(0.39)	-	-	(0.02)	(0.39)
39 Swaraja Builders Private Limited	(0.01)	(2.56)	(0.01)	(0.20)	-	-	(0.01)	(0.20)
40 Swarg Constructions Private Limited	(0.05)	(20.86)	(0.01)	(0.24)	-	-	(0.01)	(0.24)
41 Turbo Realtors Private Limited	0.01	2.07	(0.02)	(0.40)	-	-	(0.02)	(0.40)
42 Utsav Constructions Private Limited	0.01	4.74	(0.02)	(0.43)	-	-	(0.02)	(0.43)
43 Yojna Constructions Private Limited	(0.01)	(2.08)	(0.02)	(0.37)	-	-	(0.02)	(0.37)

52. OTHER STATUTORY INFORMATION

- (i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company has not availed working capital limits in excess of Rupees five crores in aggregate at any point of time during the year from banks or financial institution on the basis of security of current assets.
- (iii) The Company do not have any transactions with Companies struck off.
- (iv) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (v) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (vi) The Company does not have 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.
- (vii) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the 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 on behalf of the Ultimate Beneficiaries.

- (viii) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (ix) The Company has not been declared a wilful defaulter by any bank or financial institution or government authorities during the year.
- (x) During the year there is no scheme or arrangement approved by the competent authority in terms of Section 230 to 237 of the Companies Act, 2013.

53. AUDIT TRAIL

The Group has used an accounting software for maintaining its books of accounts for the financial year ended 31.03.2026, which has a feature of recording audit trail (Edit log) facility and the same has been operating for all relevant transactions recorded in the software. Although, the accounting software has inherent limitations, there were no instances of the audit trail feature being tampered. Additionally, the audit trail has been preserved by the group as per the statutory requirements for record.

54. Previous years figures have been regrouped, rearranged or reclassified, wherever necessary to confirm the current year's classification.

As per our audit report of even date attached

For Doogar & Associates
Chartered Accountants
Firm Registration Number: 000561N

CA Udit Bansal
Partner
Membership Number: 401642

Place: New Delhi
Date: May 25, 2026

For and on behalf of the Board of Directors

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

FORM AOC-1**(Pursuant to first proviso to Sub-section (3) of Section 129 read with Rule 5 of the Companies (Accounts) Rules, 2014)****Statement containing salient features of the Financial Statement of Subsidiaries/Associate Companies/Joint Ventures for the year ended March 31, 2026****Part "A": Subsidiaries**

S. No.	Name of the Subsidiary Company	Capital	Reserves	Total Assets	Total Liabilities	Turnover	Profit / Loss before Tax	Current Tax	Tax related to earlier year	Profit/ Loss after Tax
1	Aaj Constructions Private Limited	1.00	5.73	45.38	38.65	8.12	(0.31)	-	-	(0.31)
2	Artistry Construction Private Limited	1.00	1.03	32.92	30.89	-	(0.48)	-	-	(0.48)
3	Ascendancy Constructions Private Limited	1.00	2.09	1,092.20	1,089.11	-	1.12	0.29	0.05	0.78
4	Carnation Realtors Private Limited	1.00	(2.43)	1,456.34	1,457.78	-	(0.43)	-	-	(0.43)
5	Cascade Constructions Private Limited	1.00	14.47	272.16	256.69	150.00	19.93	5.12	-	14.82
6	Clairmont Properties Private Limited*	1.00	0.01	1,001.45	1,000.44	-	0.01	-	-	0.01
7	Conception Realtors Private Limited	1.00	(3.70)	3,218.97	3,221.67	-	(0.39)	-	-	(0.39)
8	Conviction Constructions Private Limited	1.00	11.62	31.75	19.13	-	(0.51)	-	0.13	(0.63)
9	Deepiyoti Constructions Private Limited	1.00	(18.65)	51.39	69.04	-	(0.27)	-	(3.99)	3.72
10	Dua Constructions Private Limited	1.00	15.05	87.69	71.63	3.28	(0.40)	-	-	(0.40)
11	Eco World Properties Private Limited	1.00	(0.71)	1.34	1.05	-	(0.37)	-	-	(0.37)
12	Eldeco Inception Buildtech Private Limited	1.00	(908.30)	15,652.93	14,214.20	1.69	(420.28)	0.20	-	(420.47)
13	Eldeco Prosper Constructions Private Limited	1.00	(11.10)	2,837.67	2,847.77	-	(10.27)	-	-	(10.27)
14	Erudite Constructions Private Limited	1.00	3.33	17.41	13.07	22.58	(0.01)	-	-	(0.01)
15	Facility Constructions Private Limited	1.00	(2.42)	1,612.90	1,614.32	-	(0.13)	-	-	(0.13)
16	Flourish Constructions Private Limited	1.00	0.75	56.20	54.45	8.44	(0.30)	-	-	(0.30)
17	Frozen Constructions Private Limited	1.00	(1.16)	25.53	25.69	-	(0.48)	-	-	(0.48)
18	Garv Constructions Private Limited	1.00	(2.80)	1,937.70	1,939.50	104.10	(0.25)	-	(0.09)	(0.16)
19	Golfshire Realtors Private Limited**	1.00	(0.34)	201.10	200.44	-	(0.34)	-	-	(0.34)
20	Heather Buildcon Private Limited	1.00	7.11	111.95	103.84	-	(0.48)	-	-	(0.48)
21	Iris Realtors Private Limited	1.00	(3.34)	610.87	613.21	-	(1.37)	-	-	(1.37)
22	Khwahish Constructions Private Limited	1.00	(2.43)	1,702.73	1,704.17	65.50	(0.07)	-	-	(0.07)
23	Miraculous Properties Private Limited	1.00	(0.56)	1.15	0.71	-	(0.36)	-	-	(0.36)
24	Neo Realtors Private Limited	1.00	36.77	3,713.46	3,675.69	-	1.39	0.35	-	1.04
25	Neptune Infracon Private Limited	1.00	13.28	182.37	168.09	76.50	0.97	0.24	0.23	0.49
26	Numerous Constructions Private Limited	1.00	2.45	970.70	967.25	376.34	7.01	1.29	-	5.72
27	Omni Farms Private Limited	5.00	5,657.70	5,754.49	91.79	-	(232.33)	(0.93)	1.45	(232.84)
28	Placate Constructions Private Limited	1.00	(1.36)	76.60	76.96	-	(0.48)	-	-	(0.48)

Part "A": Subsidiaries (Contd.)

S. No.	Name of the Subsidiary Company	Capital	Reserves	Total Assets	Total Liabilities	Turnover	Profit / Loss before Tax	Current Tax	Tax related to earlier year	Profit/ Loss after Tax
29	Primacy Constructions Private Limited	1.00	3.39	993.82	989.43	402.86	7.59	1.67	-	5.92
30	Proficiency Real Estate Private Limited	1.00	(0.89)	0.82	0.71	-	(0.38)	-	-	(0.38)
31	Samarpit Constructions Private Limited	1.00	5.59	192.58	186.00	8.86	0.13	0.03	-	0.10
32	Shivaye Constructions Private Limited	1.00	9.37	435.56	425.19	190.11	3.21	0.81	0.25	2.16
33	Spring Greens Realty Private Limited	1.00	(0.82)	2,082.49	2,082.31	-	(0.44)	-	0.04	(0.48)
34	Sunijojit Constructions Private Limited	1.00	1.45	148.75	146.30	-	(0.36)	-	-	(0.36)
35	Supremacy Builders Private Limited	1.00	(0.98)	1,862.57	1,862.56	-	(0.38)	-	-	(0.38)
36	Sushobhit Constructions Private Limited	1.00	(2.71)	1.34	3.06	-	(0.37)	-	-	(0.37)
37	Swabhiman Buildtech Limited	5.00	(7.16)	99.24	101.40	-	(0.39)	-	-	(0.39)
38	Swarajya Builders Private Limited	1.00	(3.56)	577.94	580.50	15.03	(0.20)	-	-	(0.20)
39	Swarg Constructions Private Limited	1.00	(21.86)	308.06	328.92	3.72	(0.30)	-	(0.06)	(0.24)
40	Turbo Realtors Private Limited	1.00	1.07	37.92	35.85	2.01	(0.40)	-	-	(0.40)
41	Utsav Constructions Private Limited	1.00	3.73	66.28	61.55	-	(0.43)	-	-	(0.43)
42	Yojna Constructions Private Limited	1.00	(3.08)	49.55	51.63	5.48	(0.38)	-	(0.01)	(0.37)

*Incorporated on July 19, 2025

**Incorporated on July 17, 2025

Part "B": Joint Venture - Nil**Notes:**

1. The financial statements have been audited by firms of Chartered Accountants.
2. The financial statements are as on March 31, 2026.

Place: New Delhi
Date: May 25, 2026

Pankaj Bajaj
(Chairman cum Managing Director)
DIN: 00024735

Shrikant Jajodia
(Director)
DIN: 00602511

Kapil Saluja
(Chief Financial Officer)
M.No.: 436292

Chandni Vij
(Company Secretary)
M.No.: A46897

ELDECO

CIN: L45202HR1985PLC132536

Registered Office:

Shop No. S-16, Second Floor,
Eldeco Station-1, Site No.-1,
Sector-12, Faridabad, Haryana-121007

Corporate Office:

Eldeco Corporate Chamber-1,
2nd Floor (Opp. Mandi Parishad),
Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226 010

Tel: 0522-4039999 / Fax: 0522-4039900

Website: www.eldecogroup.com; Email: eldeco@eldecohousing.co.in