

06th May, 2026

The Manager, Corporate Relationship Department, Bombay Stock Exchange Limited 1 st Floor, New Trading Ring, Rotunda Building, P.J. Towers, Dalal Street, Mumbai – 400001 Kind Attn: Mrs. Bharati Bhambwani	The Manager, Listing Department, National Stock Exchange of India Limited Exchange Plaza, Bandra-Kurla Complex, Bandra (E) Mumbai – 400051
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Sub: Outcome of Board Meeting

Dear Sir/ Madam,

This is to inform you that the meeting of the Board of Directors of the Company was held today, on 06th May, 2026 at 2:00 pm at the Registered Office of the Company and concluded at 3:50 pm have considered and approved, inter-alia, the following business(s):

1. The Standalone and Consolidated Audited Financial Results as per Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year ended 31st March, 2026 (Copy Enclosed).
2. The Standalone and Consolidated Audit Report along with the Statement of Impact of Audit Qualifications for the quarter and year ended 31st March, 2026 (Copy Enclosed).
3. The Cash Flow Statement on the Financial Results for the year ended 31st March, 2026 (Copy Enclosed).
4. The Standalone & Consolidated Company's Audited Balance Sheet as on March 31, 2026 and Profit & Loss Statement for the year ended on that date together with relative Notes thereon, Directors Report, Auditors Report, Corporate Governance Report, Secretarial Audit Report etc. of the Company for the year ended 31st March, 2026
5. The draft notice of 29th Annual General Meeting of the Members of the Company for the financial year ended 31st March 2026 to be held on Tuesday, 30th day of June, 2026 at 11:00 a. m. at Jashn Studios 7th Floor, 705, N Square, 24th Road, Off Linking Road, Beside Los Cavos, Bandra (W), Mumbai-400052.

Corporate Office:

Flat no. 7 & 8, Silver Croft, Off T.P.S. III,
Corner of 16th & 33rd Road,
Bandra (W), Mumbai – 400050



Regd. Office:

1, Silver Croft, Off. T.P.S. III, Corner of 16th and 33rd Road,
Bandra West, Mumbai - 400050

Website: www.cinevistaas.com
E-mail: helpdesk@cinevistaas.com
CIN: L92130MH1997PLC107871

6. The closure of the Register of Members and Share Transfer Books of the Company from 23rd day of June, 2026 to 30th day of June, 2026 (both days inclusive) for the purpose of AGM.
7. The Annual Secretarial Compliance Report for the year ended 31st March 2026.

Pursuant to Regulation 33 and other applicable regulations of the Listing Regulations, we enclose the following:

- I. Audited Financial Results (Standalone & Consolidated) for the quarter and year ended March 31, 2026; and
- II. Auditors' Reports on the aforesaid Audited Financial Results;
- III. Declaration with respect to modified opinion by statutory Auditors.

In terms of Regulation 47 of SEBI (Listing & Disclosure Requirements) Regulations, 2015, the extract of financial results, in the prescribed format, shall be published on 07.05.2026 in The Financial Express (All Edition) and Mumbai Lakshadeep (Vernacular Language). The full format of the Standalone & Consolidated Audited Financial Results for the Quarter and Year ended 31st March, 2026 shall be available on the websites of the Stock Exchanges where equity shares of the Company are listed i.e. at the Bombay Stock Exchange Limited (www.bseindia.com) and National Stock Exchange Limited (www.nseindia.com) and on the Company's website at www.cinevistaas.com

Request to kindly take note of the above.

Thanking you
Yours faithfully,
For **Cinevista Limited**



Kilpa Mitul Goradia
Company Secretary
M.No.: F11934



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May 6, 2026

The Manager, Corporate Relationship Department, Bombay Stock Exchange Limited 1st Floor, New Trading Ring, Rotunda Building, P.J. Towers, Dalal Street, Mumbai – 400001 Kind Attn: Mrs. Bharati Bhambwani	The Manager, Listing Department, National Stock Exchange of India Limited Exchange Plaza, Bandra-Kurla Complex, Bandra (E) Mumbai – 400051
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**DECLARATION – DISCLOSURE PURSUANT TO THE REGULATION 33(2) (A) OF
THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS)
REGULATION, 2015, AS AMENDED**

Pursuant to the Regulation 33 (2)(a) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended, we hereby confirm, declare & certify that the Standalone and Consolidated Financial Results for the Quarter and Year ended 31st March, 2026 do not contain any false or misleading statement or figures and do not omit any material fact which may make the statements or figures contained therein misleading.

Thanking You,
For Cinevista Limited

Managing Director



Chief Financial Officer

Corporate Office:

Flat no. 7 & 8, Silver Croft, Off T.P.S. III,
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Result Details (Non Banking - Ind AS)	01/01/2026	01/01/2025	01/10/2025	01/04/2025	01/04/2024	01/01/2026	01/01/2025	01/10/2025	01/04/2025	01/04/2024	01/01/2026	01/01/2025	01/10/2025	01/04/2025	01/04/2024
From Date	01/01/2026	01/01/2025	01/10/2025	01/04/2025	01/04/2024	01/01/2026	01/01/2025	01/10/2025	01/04/2025	01/04/2024	01/01/2026	01/01/2025	01/10/2025	01/04/2025	01/04/2024
To Date	31/03/2026	31/03/2025	31/12/2025	31/03/2025	31/03/2025	31/03/2026	31/03/2025	31/03/2025	31/03/2025	31/03/2025	31/03/2026	31/03/2025	31/12/2025	31/03/2025	31/03/2025
Audited / Unaudited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Audited
Consolidated / Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone
Period Type	Fourth Quarter	Fourth Quarter	Third Quarter	Annual	Annual	Fourth Quarter	Fourth Quarter	Fourth Quarter	Fourth Quarter	Fourth Quarter	Fourth Quarter	Fourth Quarter	Third Quarter	Third Quarter	Annual
Segment Reporting	Single	Single	Single	Single	Single	Single	Single	Single	Single	Single	Single	Single	Single	Single	Single
Description of single segment	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series	TV Series
Financial Year From Date	45748.00	01/04/2024	01/04/2024	01/04/2025	01/04/2024	01/04/2025	01/04/2024	01/04/2024	01/04/2025	01/04/2024	01/04/2025	01/04/2024	01/04/2024	01/04/2025	01/04/2024
Financial Year To Date	46112.00	31/03/2025	31/03/2025	31/03/2026	31/03/2025	31/03/2026	31/03/2025	31/03/2025	31/03/2025	31/03/2025	31/03/2026	31/03/2025	31/03/2025	31/03/2025	31/03/2025
Particulars	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)	(Rupees in Lakhs)
Revenue from operations	729.76	1,147.42	825.44	2,397.29	1,154.35	729.76	1,147.42	825.44	2,397.29	1,154.35	729.76	1,147.42	825.44	2,397.29	1,154.35
Other Income	6.32	2.44	0.81	7.17	13.63	6.32	2.80	0.81	7.17	13.99	6.32	2.80	0.81	7.17	13.99
Total Income	736.08	1,149.85	826.25	2,404.46	1,167.98	736.08	1,150.21	826.25	2,404.46	1,168.34	736.08	1,150.21	826.25	2,404.46	1,168.34
Expenses															
Cost of Materials consumed	282.34	490.18	306.64	897.38	526.29	282.34	490.18	306.64	897.38	526.29	282.34	490.18	306.64	897.38	526.29
Purchase of stock-in-trade	-	1,676.46	-	-	1,676.46	-	1,676.46	-	-	1,676.46	-	1,676.46	-	-	1,676.46
Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee benefits expense	56.87	34.85	57.51	237.16	176.20	56.87	34.85	57.51	237.16	176.20	56.87	34.85	57.51	237.16	176.20
Finance Costs	55.78	92.35	62.51	282.29	376.46	55.78	92.35	62.51	282.29	376.46	55.78	92.35	62.51	282.29	376.46
Depreciation and amortisation expense	5.39	6.12	5.24	20.91	15.71	5.39	6.12	5.24	20.91	15.71	5.39	6.12	5.24	20.91	15.71
Other Expenses	80.02	456.75	42.34	182.37	578.92	80.02	458.27	42.40	182.62	580.50	80.02	458.27	42.40	182.62	580.50
Total Expenses	480.39	2,756.71	474.23	1,620.11	3,350.03	480.39	2,758.23	474.30	1,620.36	3,351.61	480.39	2,758.23	474.30	1,620.36	3,351.61
Profit / (Loss) before exceptional items and tax	255.69	-1,606.86	352.02	784.35	-2,182.04	255.69	-1,608.02	351.96	784.10	-2,183.26	255.69	-1,608.02	351.96	784.10	-2,183.26
Exceptional Items															
Profit / (Loss) before tax	255.69	-1,606.86	352.02	784.35	-2,182.04	255.69	-1,608.02	351.96	784.10	-2,183.26	255.69	-1,608.02	351.96	784.10	-2,183.26
Tax Expenses															
Current Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Tax	174.17	978.62	-	174.17	978.62	174.17	978.62	-	174.17	978.62	174.17	978.62	-	174.17	978.62
Total Tax Expense	174.17	978.62	-	174.17	978.62	174.17	978.62	-	174.17	978.62	174.17	978.62	-	174.17	978.62
Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit/(loss) for the period from continuing operations	81.52	-2,585.48	352.02	610.18	-3,160.66	81.52	-2,586.63	351.96	609.93	-3,161.88	81.52	-2,586.63	351.96	609.93	-3,161.88
Profit/(loss) from discontinued operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax expense of discontinued operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit/(loss) from discontinued operations (after tax)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Share of Profit / (Loss) of associates	81.52	-2,585.48	352.02	610.18	-3,160.66	81.52	-2,586.63	351.96	609.93	-3,161.88	81.52	-2,586.63	351.96	609.93	-3,161.88
Consolidated Net Profit/(Loss) for the period	81.52	-2,585.48	352.02	610.18	-3,160.66	81.52	-2,586.63	351.96	609.93	-3,161.88	81.52	-2,586.63	351.96	609.93	-3,161.88
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income	81.52	-2,585.48	352.02	610.18	-3,160.66	81.52	-2,586.63	351.96	609.93	-3,161.88	81.52	-2,586.63	351.96	609.93	-3,161.88
Total profit or loss, attributable to owners of parent	81.52	-2,585.48	352.02	610.18	-3,160.66	81.52	-2,586.63	351.96	609.93	-3,161.88	81.52	-2,586.63	351.96	609.93	-3,161.88
Total profit or loss, attributable to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income for the period attributable to owners of parent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period attributable to owners of parent non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Details of equity share capital	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73
Paid-up equity share capital (Rs. Lakhs)	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73	1,148.73



Reporting Segment wise Revenue, Results and Capital Employed along with the company results			(Rs. In Lakhs)	
Particulars	Standalone	Standalond	Standalond	Standalond
	Quarter Ended	Year ended	Quarter Ended	Year ended
	31.03.2026	31.03.2026	31.03.2025	31.03.2025
	Audited	Audited	Audited	Audited
Segment Revenue (Income)				
(net sale/income from each segment should be disclosed)				
Real Estate business	728.29	2,390.59	1,146.05	1,146.05
Media business	1.46	6.70	1.37	8.30
Total Segment Revenue	729.76	2,397.29	1,147.42	1,154.35
Less: Inter segment revenue	-	-	-	-
Revenue from operations	729.76	2,397.29	1,147.42	1,154.35
Segment Result				
Profit (+) / Loss (-) before tax and interest from each segment				
Real Estate business	326.32	1,097.50	703.94	703.94
Media business	(21.18)	(38.03)	(2,220.89)	(2,523.15)
Total Profit before tax	305.15	1,059.47	(1,516.95)	(1,819.21)
i. Finance cost	55.78	282.29	92.35	376.46
ii. Other Unallocable Expenditure net off Unallocable income	6.32	7.17	(2.44)	(13.63)
Profit before tax	255.69	784.35	(1,606.86)	(2,182.04)
(Segment Asset - Segment Liabilities)				
Segment Asset				
Real Estate business	10,130.91	10,130.91	10,971.15	10,971.15
Media business	2,626.70	2,626.70	2,528.24	2,528.24
Total Segment Asset	12,757.61	12,757.61	13,499.39	13,499.39
Un-allocable Assets	1,528.97	1,528.97	1,497.71	1,497.71
Net Segment Asset	14,286.58	14,286.58	14,997.10	14,997.10
Segment Liabilities				
Segment Liabilities				
Real Estate business	6,553.31	6,553.31	6,875.95	6,875.95
Media business	40.74	40.74	56.41	56.41
Total Segment Liabilities	6,594.05	6,594.05	6,932.36	6,932.36
Un-allocable Liabilities	7,692.53	7,692.53	8,064.74	8,064.74
Net Segment Liabilities	14,286.58	14,286.58	14,997.10	14,997.10

Disclosure of notes on segments

According to the Company, Chief Operating Decision Maker (CODM) does not review interest expense on a segment-wise basis and hence it is presented interest as a reconciling item or as part of unallocated corporate expenses.

Previous year's figures have been regrouped/reclassified wherever necessary.

For CINEVISTA LIMITED.

(PREMKRISHEN MALHOTRA)

Chairman.

DIN : 00065136

UDIN : STANDALONE : 26039953CVZBGT4484

CONSOLIDATED : 26039953FFHXGV4245

Place : Mumbai.

Date : 06-05-2026

Reporting Segment wise Revenue, Results and Capital Employed along with the company results

(Rs. In Lakhs)

Particulars	Consolidated	Consolidated	Consolidated	Consolidated
	Quarter Ended	Year ended	Quarter Ended	Year ended
	31.03.2026	31.03.2026	31.03.2025	31.03.2025
	Audited	Audited	Audited	Audited
Segment Revenue (Income)				
(net sale/income from each segment should be disclosed)				
Real Estate business	728.29	2,390.59	1,146.05	1,146.05
Media business	1.46	6.70	1.37	8.30
Total Segment Revenue	729.76	2,397.29	1,147.42	1,154.35
Less: Inter segment revenue	-	-	-	-
Revenue from operations	729.76	2,397.29	1,147.42	1,154.35
Segment Result				
Profit (+) / Loss (-) before tax and interest from each segment				
Real Estate business	326.32	1,097.50	703.94	703.94
Media business	(21.18)	(38.03)	(2,222.41)	(2,524.73)
Total Profit before tax	305.15	1,059.47	(1,518.47)	(1,820.79)
i. Finance cost	55.78	282.29	92.35	376.46
ii. Other Unallocable Expenditure net off Unallocable income	6.32	6.92	(2.80)	(13.99)
Profit before tax	255.69	784.10	(1,608.02)	(2,183.26)
(Segment Asset - Segment Liabilities)				
Segment Asset				
Real Estate business	10,130.91	10,130.91	10,971.15	10,971.15
Media business	2,188.74	2,188.74	2,090.27	2,090.27
Total Segment Asset	12,319.65	12,319.65	13,061.42	13,061.42
Un-allocable Assets	1,529.17	1,529.17	1,497.96	1,497.96
Net Segment Asset	13,848.81	13,848.81	14,559.38	14,559.38
Segment Liabilities				
Segment Liabilities				
Real Estate business	6,553.31	6,553.31	6,875.95	6,875.95
Media business	40.74	40.74	56.41	56.41
Total Segment Liabilities	6,594.05	6,594.05	6,932.36	6,932.36
Un-allocable Liabilities	7,254.76	7,254.76	7,627.02	7,627.02
Net Segment Liabilities	13,848.81	13,848.81	14,559.38	14,559.38

Disclosure of notes on segments

According to the Company, Chief Operating Decision Maker (CODM) does not review interest expense on a segment-wise basis and hence it is presented interest as a reconciling item or as part of unallocated corporate expenses.

Previous year's figures have been regrouped/reclassified wherever necessary.

For CINEVISTA LIMITED.

(PREMKRISHEN MALHOTRA)
Chairman.

DIN : 00065136

UDIN : STANDALONE : 26039953CVZBGT4484

CONSOLIDATED : 26039953FFHXGV4245

Place : Mumbai.

Date : 06-05-2026



(Rs. In Lakhs)

Date of start of reporting period	01-04-2025	01-04-2024	01-04-2025	01-04-2024
Date of end of reporting period	31-03-2026	31-03-2025	31-03-2026	31-03-2025
Whether results are audited or unaudited	Audited	Audited	Audited	Audited
Nature of report standalone or consolidated	Standalone	Standalone	Consolidated	Consolidated
Statement of cash flows				
Whether cash flow statement is applicable on company				
Cash flows from used in operating activities				
Profit before tax	784.35	(2,182.04)	784.10	(2,183.26)
Adjustments for reconcile profit (loss)				
Adjustments for finance costs	282.29	376.46	282.29	376.46
Adjustments for decrease (increase) in inventories	-	1,676.46	-	1,676.46
Adjustments for decrease (increase) in trade receivables, current	0.56	(0.16)	0.56	(0.16)
Adjustments for decrease (increase) in trade receivables, non-current	-	-	-	-
Adjustments for decrease (increase) in other current assets	(278.60)	(103.12)	(278.58)	(102.52)
Adjustments for decrease (increase) in other non-current assets	741.57	670.36	741.57	670.36
Adjustments for other financial assets, non-current	-	(0.04)	-	(0.04)
Adjustments for other financial assets, current	(20.04)	-	(20.04)	-
Adjustments for other bank balances	-	-	-	-
Adjustments for increase (decrease) in trade payables, current	11.33	(59.99)	11.33	(60.35)
Adjustments for increase (decrease) in trade payables, non-current	-	-	-	-
Adjustments for increase (decrease) in other current liabilities	(361.62)	(140.34)	(361.62)	(140.35)
Adjustments for increase (decrease) in other non-current liabilities	-	-	-	-
Adjustments for depreciation and amortisation expense	20.91	15.71	20.91	15.71
Adjustments for impairment loss reversal of impairment loss recognised in profit or loss	-	-	-	-
Adjustments for provisions, current	-	-	-	-
Adjustments for provisions, non-current	-	-	-	-
Adjustments for other financial liabilities, current	-	-	-	-
Adjustments for other financial liabilities, non-current	-	-	-	-
Adjustments for unrealised foreign exchange losses gains	-	-	-	-
Adjustments for dividend income	-	-	-	-
Adjustments for interest income	-	-	-	-
Adjustments for share-based payments	-	-	-	-
Adjustments for fair value losses (gains)	-	-	-	-
Adjustments for undistributed profits of associates	-	-	-	-
Other adjustments for which cash effects are investing or financing cash flow	-	-	-	-
Other adjustments to reconcile profit (loss)	-	-	-	-
Other adjustments for non-cash items	0.06	2.13	0.06	2.13
Share of profit and loss from partnership firm or association of persons or limited liability partnerships	-	-	-	-
Total adjustments for reconcile profit (loss)	396.46	2,437.47	396.49	2,437.70
Net cash flows from (used in) operations	1,180.81	255.43	1,180.59	254.43
Dividends received	-	-	-	-
Interest paid	-	-	-	-
Interest received	-	-	-	-
Income taxes paid (refund)	-	-	-	-
Other inflows (outflows) of cash	-	-	-	-
Net cash flows from (used in) operating activities	1,180.81	255.43	1,180.59	254.43
Cash flows from used in investing activities				
Cash flows from losing control of subsidiaries or other businesses	-	-	-	-
Cash flows used in obtaining control of subsidiaries or other businesses	-	-	-	-
Other cash receipts from sales of equity or debt instruments of other entities	-	-	-	-
Other cash payments to acquire equity or debt instruments of other entities	-	-	-	-
Other cash receipts from sales of interests in joint ventures	-	-	-	-
Other cash payments to acquire interests in joint ventures	-	-	-	-
Cash receipts from share of profits of partnership firm or association of persons or limited liability partnerships	-	-	-	-
Cash payment for investment in partnership firm or association of persons or limited liability partnerships	-	-	-	-
Proceeds from sales of property, plant and equipment	-	2.03	-	2.03
Purchase of property, plant and equipment	4.58	37.98	4.58	37.98
Proceeds from sales of investment property	-	-	-	-
Purchase of investment property	-	-	-	-
Proceeds from sales of intangible assets	-	-	-	-
Purchase of intangible assets	-	-	-	-
Proceeds from sales of intangible assets under development	-	-	-	-



Purchase of intangible assets under development	-	-	-	-
Proceeds from sales of goodwill	-	-	-	-
Purchase of goodwill	-	-	-	-
Proceeds from biological assets other than bearer plants	-	-	-	-
Purchase of biological assets other than bearer plants	-	-	-	-
Proceeds from government grants	-	-	-	-
Proceeds from sales of other long-term assets	-	-	-	-
Purchase of other long-term assets	-	-	-	-
Cash advances and loans made to other parties	-	-	-	-
Cash receipts from repayment of advances and loans made to other parties	-	-	-	-
Cash payments for future contracts, forward contracts, option contracts and swap contracts	-	-	-	-
Cash receipts from future contracts, forward contracts, option contracts and swap contracts	-	-	-	-
Dividends received	-	-	-	-
Interest received	-	-	-	-
Income taxes paid (refund)	-	9.67	-	9.67
Other inflows (outflows) of cash	-	-	-	-
Net cash flows from (used in) investing activities	(4.58)	(45.62)	(4.58)	(45.62)
Cash flows from used in financing activities				
Proceeds from changes in ownership interests in subsidiaries	-	-	-	-
Payments from changes in ownership interests in subsidiaries	-	-	-	-
Proceeds from issuing shares	-	-	-	-
Proceeds from issuing other equity instruments	-	-	-	-
Payments to acquire or redeem entity's shares	-	-	-	-
Payments of other equity instruments	-	-	-	-
Proceeds from exercise of stock options	-	-	-	-
Proceeds from issuing debentures notes bonds etc	-	-	-	-
Proceeds from borrowings	50.00	400.00	50.22	400.97
Repayments of borrowings	860.07	490.21	860.08	490.21
Payments of finance lease liabilities	-	-	-	-
Payments of lease liabilities	-	-	-	-
Dividends paid	-	-	-	-
Interest paid	442.64	194.64	442.64	194.64
Income taxes paid (refund)	-	(9.67)	-	(9.67)
Other inflows (outflows) of cash	-	-	-	-
Net cash flows from (used in) financing activities	(1,252.71)	(275.18)	(1,252.50)	(274.21)
Net increase (decrease) in cash and cash equivalents before effect of exchange rate changes	(76.47)	(65.37)	(76.50)	(65.40)
Effect of exchange rate changes on cash and cash equivalents				
Effect of exchange rate changes on cash and cash equivalents	-	-	-	-
Net increase (decrease) in cash and cash equivalents	(76.47)	(65.37)	(76.50)	(65.40)
Cash and cash equivalents cash flow statement at beginning of period	105.49	170.86	105.50	170.90
Cash and cash equivalents cash flow statement at end of period	29.01	105.49	29.01	105.50

For CINEVISTA LIMITED.

(PREMKRISHEN MALHOTRA)

Chairman.

DIN : 00065136



UDIN : STANDALONE : 26039953CVZBGT4484

CONSOLIDATED : 26039953FFHXGV4245

Place : Mumbai.

Date : 06-05-2026

CINEVISTA LIMITED

Regd. Office: 1, Silver Croft, Off. T.P.S. III, Corner of 16th and 33rd Road, Bandra West, Mumbai-400050

CIN : L92130MH1997PLC107871

Statement of Assets & Liabilities as on 31-03-2026

(Rs. In Lakhs)

Particulars	Year ended 01/04/2025	Year ended 01/04/2024	Year ended 01/04/2025	Year ended 01/04/2024
Date of start of reporting period	01/04/2025	01/04/2024	01/04/2025	01/04/2024
Date of end of reporting period	31/03/2026	31/03/2025	31/03/2026	31/03/2025
Whether results are audited or unaudited	Audited	Audited	Audited	Audited
Nature of report standalone or consolidated	Standalone	Standalone	Consolidated	Consolidated
Assets				
Non Current Assets	2,528.33	2,433.65	2,528.33	2,433.65
Property, plant and equipment	165.71	182.10	165.71	182.10
Capital work-in-progress	173.89	161.28	173.89	161.28
Investment property	-	-	-	-
Goodwill	-	-	-	-
Other intangible assets	2,188.74	2,090.27	2,188.74	2,090.27
Intangible assets under development	-	-	-	-
Biological assets other than bearer plants	-	-	-	-
Investments accounted for using equity method	-	-	-	-
Non-current financial assets				
Non-current investments	82.45	62.41	20.11	0.06
Trade receivables, non-current	-	-	-	-
Loans, non-current	379.55	379.55	3.93	3.93
Other non-current financial assets	-	-	-	-
Total non-current financial assets	462.00	441.96	24.04	3.99
Deferred tax assets (net)	761.77	935.94	761.77	935.94
Other non-current assets	-	-	-	-
Total non-current assets	3,752.11	3,811.54	3,314.14	3,373.58
Current Assets				
Inventories	9,946.20	10,770.05	9,946.20	10,770.05
Current financial asset				
Current investments	-	-	-	-
Trade receivables, current	-	0.56	-	0.56
Cash and cash equivalents	0.72	5.31	0.72	5.32
Bank balance other than cash and cash equivalents	28.30	100.18	28.30	100.18
Loans, current	-	-	-	-
Other current financial assets	-	-	-	-
Total current financial assets	29.01	106.05	29.01	106.07
Current tax assets (net)	-	-	-	-
Other current assets	559.25	309.45	559.45	309.68
Total current assets	10,534.47	11,185.56	10,534.67	11,185.80
Non-current assets classified as held for sale	-	-	-	-
Regulatory deferral account debit balances and related deferred tax A	-	-	-	-
Total Assets	14,286.58	14,997.10	13,848.81	14,559.38
Equity and liabilities				
Equity				
Equity attributable to owners of parent				
Equity share capital	1,148.73	1,148.73	1,178.27	1,178.27
Other equity	4,976.05	4,365.87	4,483.67	3,873.73
Total equity attributable to owners of parent	6,124.78	5,514.60	5,661.93	5,052.00
Non controlling interest	-	-	-	-
Total Equity	6,124.78	5,514.60	5,661.93	5,052.00
Liabilities				
Non-current liabilities				
Non-current financial liabilities				
Borrowings, non-current	1,525.23	2,453.95	1,529.07	2,457.59
Trade payables, non-current	-	-	-	-
Other non-current financial liabilities	-	-	-	-
Total non-current financial liabilities	1,525.23	2,453.95	1,529.07	2,457.59
Provisions, non-current	-	-	-	-
Deferred tax liabilities (net)	-	-	-	-
Deferred government grants, Non-current	-	-	-	-
Other non-current liabilities	-	-	-	-
Total non-current liabilities	1,525.23	2,453.95	1,529.07	2,457.59
Current liabilities				



Current financial liabilities				
Borrowings, current	6.98	48.67	6.98	48.67
Trade payables, current	67.74	56.41	88.98	77.65
Other Current Financial Liabilities	-	-	-	-
Total current financial liabilities	74.72	105.08	95.96	126.33
Other current liabilities	6,561.85	6,923.47	6,561.85	6,923.47
Provisions, current	-	-	-	-
Current tax liabilities (Net)	-	-	-	-
Deferred government grants, Current	-	-	-	-
Total current liabilities	6,636.57	7,028.55	6,657.81	7,049.79
Liabilities directly associated with assets in disposal group classified as held for sale	-	-	-	-
Regulatory deferral account credit balances and related deferred tax liability	-	-	-	-
Total liabilities	8,161.80	9,482.50	8,186.88	9,507.38
Total Equity and Liabilities	14,286.58	14,997.10	13,848.81	14,559.38
Disclosure of notes on assets and liabilities				

For CINEVISTA LIMITED.



(PREMKRISHEN MALHOTRA)

Chairman.

DIN : 00065136

UDIN : STANDALONE : 26039953CVZBGT4484

CONSOLIDATED : 26039953FFHXGV4245

Place : Mumbai.

Date : 06-05-2026

May 6, 2026

The Manager,
Corporate Relationship Department,
Bombay Stock Exchange Limited
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Mumbai – 400001
Kind Attn: Mrs. BharatiBhambwani

The Manager,
Listing Department,
National Stock Exchange of India Limited
Exchange Plaza,
Bandra-Kurla Complex, Bandra (E)
Mumbai – 400051

**DECLARATION – DISCLOSURE PURSUANT TO THE REGULATION 33(3) (D) OF
SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS)
REGULATION, 2015, AS AMENDED**

Pursuant to the provisions of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2016, as amended, read with SEBI Circular CIR/CFD/CMD/56/2016 dated May 27, 2016, on “Disclosure of the impact of Audit Qualification by Listed Entities”, we hereby confirm & declare that Peer Review Auditor of the Company, M/s. Raj Niranjana Associates, Chartered Accountants (Firm Registration No. 108309 W) have issued the Audit Report with modified opinion with respect to the Standalone & Consolidated Audited Financial statements of the Company for the quarter and year ended on 31st March, 2026 duly reviewed and recommended by the Audit Committee of the Company, approved by the Board of the Directors at their respective meeting held on 31st March, 2026.

Thanking You,
For **Cinevista Limited**

Managing Director



Corporate Office:

Flat no. 7 & 8, Silver Croft, Off T.P.S. III,
Corner of 16th & 33rd Road,
Bandra (W), Mumbai – 400050

Regd. Office:

1, Silver Croft, Off. T.P.S. III, Corner of 16th and 33rd Road,
Bandra West, Mumbai - 400050

Website: www.cinevistaas.com
E-mail: helpdesk@cinevistaas.com
CIN: L92130MH1997PLC107871

RAJ NIRANJAN ASSOCIATES
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CINEVISTA LIMITED

Report on the audit of the Standalone Financial Statements:

Opinion:

We have audited the accompanying Standalone Financial Statements of Cinevista Limited ("the Company"), which comprise the Standalone Balance Sheet as at March 31, 2026, the Standalone Statement of Profit and Loss (including Other Comprehensive Income), Standalone Statement of Changes in Equity and Standalone Statement of Cash Flows for the year then ended and notes to the Standalone Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "financial statements").

Qualified Opinion:

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matter described in the Basis for Qualified Opinion paragraph below, 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') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2026, its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Qualified 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 SAs 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 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 thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

- i. We draw attention to Note No. 31 of the Financial Statements regarding Management Assessment related to realisation of carrying value of Investments and advances in subsidiary and associate companies in light of substantial erosion in the net worth of these companies.

The Company has not carried out impairment on its investments and advances in subsidiary companies as required by Indian Accounting Standards (Ind AS 36) and continued to carry at cost. On the basis of documents made available to us we are of the opinion that impairment should have been carried out on such investments

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and advances made to the said companies. Had impairment on the said investments and advances been carried out then Profit of the current year would have decreased by Rs.62,34,550/- and Rs.3,75,61,682/- respectively.

- ii. We draw attention to Note No.32 to the financial statements regarding intangible assets with a carrying amount of ₹21,88,73,854 as at 31st March 2026.

The Company has not recognized any impairment on intangible assets as required by Ind AS 36. In our view, based on the audit evidences obtained, indicators of impairment exist, and the recoverable amount of these assets is likely to be lower than their carrying amount. Since we are not technically qualified to value such intangible assets and in absence of any documents for realizable value of such intangible assets, we are unable to determine whether any adjustment to intangible assets was necessary.

Key Audit Matters:

Key audit matters are those matters that, in our professional judgment were of most significance in our audit of the standalone financial statements of the current year. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matter	How our audit addressed the key audit matter
<p>Revenue recognition for Revenue from Joint Development agreement</p> <p>The Company applies Ind AS 115, Revenue from Contracts with Customers for recognition of revenue from Joint Development Agreement. Refer Note No. 2.4(A)(b) and Note No. 30 to the standalone financial statements for Accounting policy and related disclosures.</p> <p>For Revenue contracts under Joint Development arrangements ('JDA'), that are not jointly controlled operations, the revenue from the Development and transfer of constructed area/Revenue share with corresponding Development Rights given by the Company is measured at the fair value of the estimated consideration receivable from the Developer to the Company under JDA. Such revenue is recognised over a period of time in accordance with the requirements of Ind AS 115.</p>	<p>Our audit procedures on Revenue Recognition from Joint Development Agreement included, but were not limited to the following:</p> <ul style="list-style-type: none"> • Evaluated the appropriateness of accounting policy for Revenue Recognition on sale of residential units in terms of principles enunciated under Ind AS 115; • Obtained and understood the Revenue Recognition process, evaluated the design and performed test of controls over revenue recognition including determination of point of transfer of control and completion of performance obligations on a sample basis; • Obtained the JDAs entered into by the Company, including addendums thereto and compared the ratio of constructed area/ revenue sharing arrangement between the Company and the

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The above requires significant judgment in determining for projects executed through JDA, significant estimate is undertaken by management for determining the fair value of the estimated consideration receivable.

Considering the significance of management judgements and estimates involved and the materiality of amounts involved, aforementioned revenue recognition is identified as a key audit matter.

Developer as mentioned in the agreement to the computation statement prepared by the management; and

- Tested the computation for recognition of revenue over a period of time for revenue contracts forming part of JDA and the assessment of stage of completion of projects and project cost estimates.
- Assessed the adequacy of disclosures included in the standalone financial statements

Information other than the Financial Statement and Auditor's Report thereon:

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

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 standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements:

The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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

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statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditors' 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 it is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Statements.

As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

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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; and

- 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.

Materiality is the magnitude of misstatements in the Standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Standalone Financial Statements.

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

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

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 Section 143(3) of the Act, based on our audit we report that:
 - a. We have sought and except for the matter described in the Basis for Qualified Opinion section above, 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, except for (a) the possible effects of the matter described in the Basis for Qualified Opinion section above, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account;
 - d. Except for the effects of the matter described in the Basis for Qualified Opinion paragraph above in our opinion, the aforesaid Standalone financial statements

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complied with Indian Accounting Standards prescribed under Section 133 of the Act.

- e. On the basis of the written representations received from the directors as on 31st March 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 with reference to the Financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure I" 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 the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
- h. With respect to the other matters to be included in Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our knowledge 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 27 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.
- (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- (iv) a. The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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")
- b. The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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; and
- c. Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has

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caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

- (v) The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.
- (vi) Based on our examination which included test checks, the Company, in respect of financial year commencing on 1st April 2025, has used accounting software for maintaining its books of account, which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the respective software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with for the period where audit trail is enabled and operated. Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention where the audit trail feature was enabled.

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For RAJ NIRANJAN ASSOCIATES
Chartered Accountants
FRN: 108309W

Raj Advani
Partner
M.No.039953
UDIN: 26039953CVZBGT4484



Place: Mumbai
Date: 06 May 2026

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ANNEXURE 'I' TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2(f) under 'Report on other Legal and Regulatory Requirements' section of our Report of even date)

Independent Auditor's Report on the Internal Financial Controls with reference to the standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the standalone financial statements of Cinevista Limited ('the Company') as at and for the year ended 31st March 2026, we have audited the internal financial controls with reference to standalone financial statements of the Company as at that date.

Management's Responsibility for Internal Financial Controls:

2. The Company's Management and Board of Directors are responsible for establishing and maintaining internal financial controls with reference to Standalone Financial statement based on 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 (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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 (hereinafter referred to as "the Act").

Auditors' Responsibility:

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with 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 with reference to the financial statements. Those Standards and the Guidance Note require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, 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 auditors' judgment, including the assessment of the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error.

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5. 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 with reference to financial statements.

Meaning of Internal Financial Controls with reference to financial statements:

6. A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control with reference to Financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the company's assets that could have a material effect on the Financial statements.

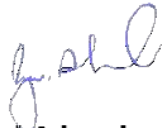
Inherent Limitations of Internal Financial Controls with reference to financial statements:

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

Opinion

8. In our opinion, the Company has in all material respects, adequate internal financial controls with reference to standalone financial statements and such controls were operating effectively as at 31st March 2026, based on the internal financial control with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For RAJ NIRANJAN ASSOCIATES
Chartered Accountants
FRN: 108309W



Raj Advani
Partner
M.No.039953
UDIN: 26039953CVZBGT4484



Place: Mumbai
Date: 06 May 2026

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'ANNEXURE II' : Report under the Companies (Auditor's Report) Order, 2020

(Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of **CINEVISTA LIMITED** of even date)

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

- i. In respect of the Company's property, plant and equipment, right-of-use assets and intangible assets:
 - (a) (A) According to information and explanation given to us and the records of the Company examined by us, in our opinion the Company has maintained proper records showing full particulars including quantitative details and situations of Property, Plant & Equipment.

(B) According to the information and explanations given to us and based on our verification of the records, the company is carrying intangible assets in its balance sheet amounting to ₹21,88,73,854/- as at 31st March 2026 at historical cost, which comprise Digital contents. We have verified that the recognition and disclosure are in compliance with the applicable Accounting Standard (Ind AS 38) except for (b) for non-carrying out of impairment on the said assets.
 - (b) (A) According to information and explanation given to us and on the basis of examination of the records of the company, the company has regular program of physical verification of its property, plant & equipment. In our opinion, the periodicity of physical verification is reasonable having regard to the size of the company and nature of its assets. No material discrepancies were noticed on such verification.

(B) According to the information and explanations given to us and based on our audit procedures, the company has not carried out an impairment assessment of its intangible assets during the year, although indicators of impairment were present. In our opinion, this constitutes non-compliance with the requirements of Accounting Standard [Ind AS 36], and accordingly, the carrying amount of intangible assets may be overstated to that extent.
 - (c) According to information and explanation given to us and on the basis of examination of the records of the company, the title deeds of all the immovable properties (other than properties where the company is the lessee & lease agreements are duly executed in favour of the lessee) disclosed in the Standalone financial statements are held in the name of the company.
 - (d) According to information and explanation given to us and on the basis of examination of the records of the company, the company has not revalued any

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of its Property, Plant & Equipment (including Right of use of assets). Accordingly, paragraph 3 (i) (d) of the order is not applicable to the company.

(e) According to information and explanation given to us and on the basis of examination of the records of the company, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition Act, 1988 and Rules made thereunder).

ii. (a) The Company is into the business of making television serials/internet programmes and sale/licensing of the films and accordingly, does not hold inventory (i.e. goods). Therefore provisions of Clause 3(ii) of the said Order are not applicable to the Company.

(b) The inventories held by the Company primarily in Real Estate Segment comprise of land stock which is being developed under Joint Development Agreement. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and continuous project progress monitoring by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.

(c) The Company has not been sanctioned working capital limits in excess of ₹5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

iii. In our opinion and according to the information and explanation given to us, Company has not made investments in the nature of loan or provided any guarantee or security or granted any loans and advances in the nature of loans secured or unsecured to the Companies, firms, limited liability partnership or any other parties during the year. Accordingly Paragraph 3(iii)(a) to (f) of the Order is not applicable to the Company.

iv. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of Section 185 and 186 of the Act in respect of investments made as applicable. There are no guarantees and securities provided by the company as specified u/s 186 of the Companies Act, 2013.

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 deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.

vi. The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act for any of the activities of

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the company and accordingly paragraph 3 (vi) of the order is not applicable to the company.

- vii. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including income-tax, goods and service tax, and other material statutory dues have been generally regularly deposited during the year by the company with the appropriate authorities though there have been delays in few cases.

According to the information and explanations given to us, no undisputed amounts payable in respect of income-tax, goods and service tax, and other material statutory dues were in arrears as at reporting date for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and the records of the company examined by us, there are no dues of income-tax, goods and service tax which have not been deposited on account of any dispute except Assessment dues of Goods and Service tax for F.Y. 2019-20 of INR 84,85,148/- which has been disputed and contested before appropriate legal forums.

- viii. According to the information and explanations given to us & on the basis of examination of the records of the company there are no transactions which are not recorded in the books of account, have been surrendered or disclosed as income during the year in the Tax assessments under the Income tax Act,1961.

- ix. (a) According to the information and explanations given to us & on the basis of examination of the records of the company, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) According to the information and explanations given to us & on the basis of examination of the records of the company, the company has not been declared a willful defaulter by any bank or financial institution or government authority.

(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 standalone financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilized for long term purposes.

(e) According to the information and explanations given to us & on the basis of examination of the records of the company, company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under Companies Act, 2013. Accordingly, clause 3(ix)(e) of the order is not applicable.



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- (f) According to the information and explanations given to us & on the basis of examination of the records of the company, company has not raised loans during the year on pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the order is not applicable.
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments). Accordingly, paragraph 3(x) of the Order is not applicable to the company.
- (b) According to the information and explanations given to us & on the basis of examination of the records of the company, the company has not made any preferential allotment or private placements of shares or fully/partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the order is not applicable.
- xi. (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company has been noticed or reported during the period covered by our audit.
- (b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.
- (c) We have taken into consideration the whistle blower complaints received by the Company during the year (and upto the date of this report), while determining the nature, timing and extent of our audit procedures.
- xii. The company is not a Nidhi Company hence paragraph 3(xii) of the order is not applicable to the company.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the Standalone Financial Statements as required by the applicable accounting standards.
- xiv. a) In our opinion and based on our examination, Company has an internal audit system commensurate with the size and nature of business.
- b) We have considered internal audit report of the Company issued till date for the period under audit. However scope of the internal audit needs to be reviewed in order to make it more comprehensive and effective.



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- 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 into non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3(xv) of the Order is not applicable to the company.
- xvi. According to the information and explanations given to us and based on our examination of the records of the company, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. Hence reporting under clause (xvi) (a) to (d) is not applicable to the Company.
- xvii. According to the information and explanations given to us and based on our examination of the records of the company, the company has not incurred cash losses in the current Financial Year. However, in the immediate preceding financial year, the company had incurred cash losses.
- xviii. According to the information and explanations given to us, there has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable to the Company.
- xix. According to the information and explanations given to us, and on the basis of financial ratios, ageing and expected date of realizations of financial assets and payment of financial liabilities, other information accompanying to financial statements and our knowledge of the plans of the Board of Directors and management and based on our examination of evidence supporting the assumptions, nothing has come to our attention which causes us to believe that any material uncertainty exists on the date of Audit Report that Company is not capable to meeting its liability 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 liability of the Company. We further state that our reporting is based on the fact up to the date of Audit report and we neither give any guarantee or any assurance that all liabilities falling due within a period of one year and from the Balance sheet will get discharged by the Company as and when they fall due.
- xx. According to the information and explanations given to us and based on our examination of the records of the company, the company is not required to spend necessary amount on Corporate Social Responsibility as per section 135 of the Companies Act. Accordingly, paragraph 3(xx)(a) & (b) of the order is not applicable to the company.



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- xxi. The reporting of the paragraph 3(xxi) of the order is not applicable in respect of audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in this report.

For RAJ NIRANJAN ASSOCIATES
Chartered Accountants
FRN: 108309W

Raj Advani

Raj Advani
Partner
M.No.039953
UDIN: 26039953CVZBGT4484



Place: Mumbai
Date: 06 May 2026

RAJ NIRANJAN ASSOCIATES

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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CINEVISTA LIMITED

Report on the audit of the Consolidated Financial Statements:

Opinion:

We have audited the accompanying Consolidated Financial Statements of **Cinevista Limited** ("the Holding Company"), and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group") which comprise the Consolidated Balance Sheet as at March 31, 2026, the Consolidated Statement of Profit and Loss (including Other Comprehensive income) the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year ended on that date, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "Consolidated Financial Statements").

Qualified Opinion:

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matter described in the Basis for Qualified Opinion paragraph below, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Group as at 31st March 2026, its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Qualified 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 SAs 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 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 thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

- i. We draw attention to Note No. 31 to the financial statements regarding intangible assets with a carrying amount of ₹21,88,73,854 as at 31st March 2026.

The Group has not recognized any impairment on intangible assets as required by Ind AS 36. In our view, based on the audit evidences obtained, indicators of impairment exist, and the recoverable amount of these assets is likely to be lower

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than their carrying amount. Since we are not technically qualified to value such intangible assets and in absence of any documents for realizable value of such intangible assets, we are unable to determine whether any adjustment to intangible assets was necessary.

Key Audit Matters:

Key audit matters are those matters that, in our professional judgment were of most significance in our audit of the Consolidated financial statements of the current year. These matters were addressed in the context of our audit of the Consolidated financial statements as a whole, and in forming our opinion thereon and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matter	How our audit addressed the key audit matter
<p>Revenue recognition for Revenue from Joint Development agreement</p> <p>The Group applies Ind AS 115, Revenue from Contracts with Customers for recognition of revenue from Joint Development Agreement. Refer Note No. 2.4(A)(b) and Note No. 30 to the Consolidated financial statements for Accounting policy and related disclosures.</p> <p>For Revenue contracts under Joint Development arrangements ('JDA'), that are not jointly controlled operations, the revenue from the Development and transfer of constructed area/Revenue share with corresponding Development Rights given by the Group is measured at the fair value of the estimated consideration receivable from the Developer to the Group under JDA. Such revenue is recognised over a period of time in accordance with the requirements of Ind AS 115.</p> <p>The above requires significant judgment in determining for projects executed through JDA, significant estimate is undertaken by management for determining the fair value of the estimated consideration receivable.</p> <p>Considering the significance of management judgements and estimates involved and the materiality of amounts involved, aforementioned revenue recognition is identified as a key audit matter.</p>	<p>Our audit procedures on Revenue Recognition from Joint Development Agreement included, but were not limited to the following:</p> <ul style="list-style-type: none">• Evaluated the appropriateness of accounting policy for Revenue Recognition on sale of residential units in terms of principles enunciated under Ind AS 115;• Obtained and understood the Revenue Recognition process, evaluated the design and performed test of controls over revenue recognition including determination of point of transfer of control and completion of performance obligations on a sample basis;• Obtained the JDAs entered into by the Group, including addendums thereto and compared the ratio of constructed area/ revenue sharing arrangement between the Group and the Developer as mentioned in the agreement to the computation statement prepared by the management; and• Tested the computation for recognition of revenue over a period of time for revenue contracts forming part of JDA and the assessment of stage of completion of projects and project cost estimates.• Assessed the adequacy of disclosures included in the Consolidated financial statements

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Information other than the Financial Statement and Auditor's Report thereon:

The Group's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the Consolidated financial statements and our auditor's report thereon.

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

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

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

In preparing the Consolidated financial statements, the Board of Directors is 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 the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Group's financial reporting process.

Auditors' 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

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fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Statements.

As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Group has adequate internal financial controls with reference to Financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group'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 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; and
- 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.

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Consolidated Financial Statements.

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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.

Report on Other Legal and Regulatory Requirements.

1. As required by Section 143(3) of the Act, based on our audit we report that:
 - a. We have sought and except for the matter described in the Basis for Qualified Opinion section above, 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, except for (a) the possible effects of the matter described in the Basis for Qualified Opinion section above, proper books of account as required by law have been kept by the Group so far as it appears from our examination of those books.
 - c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account;
 - d. Except for the effects of the matter described in the Basis for Qualified Opinion paragraph above in our opinion, the aforesaid Consolidated financial statements complied with Indian Accounting Standards prescribed under Section 133 of the Act.
 - e. On the basis of the written representations received from the directors as on 31st March 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 with reference to the Financial statements of the Group and the operating effectiveness of such controls, refer to our separate Report in "Annexure I" 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 the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations

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given to us, the remuneration paid by the Group to its directors during the year is in accordance with the provisions of section 197 of the Act.

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

(i) The Group has disclosed the impact of pending litigations on its financial position in its Consolidated financial statements - Refer Note 27 to the Consolidated financial statements.

(ii) The Group did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

(iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Group.

(iv) a. The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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 Group 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 Group ("Ultimate Beneficiaries")

b. The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the Group from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Group 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 audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

(v) The Group has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.

(vi) Based on our examination which included test checks, the Group, in respect of financial year commencing on 1st April 2025, has used accounting software for maintaining its books of account, which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the respective software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with for the period where audit trail is enabled and operated. Furthermore, the audit trail has been preserved by the Group as per the statutory requirements for record retention where the audit trail feature was enabled.

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RAJ NIRANJAN ASSOCIATES
Chartered Accountants

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure II " a statement on the matters specified in paragraphs 3 and 4 of the Order.

For RAJ NIRANJAN ASSOCIATES
Chartered Accountants
FRN: 108309W

Raj Advani
Partner
M.No.039953
UDIN: 26039953FFHXGV4245



Place: Mumbai
Date: 06 May 2026

RAJ NIRANJAN ASSOCIATES

Chartered Accountants

ANNEXURE 'I' TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2(f) under 'Report on other Legal and Regulatory Requirements' section of our Report of even date)

Independent Auditor's Report on the Internal Financial Controls with reference to the Consolidated financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the Consolidated financial statements of Cinevista Limited ('the Group') as at and for the year ended 31st March 2026, we have audited the internal financial controls with reference to Consolidated financial statements of the Group as at that date.

Management's Responsibility for Internal Financial Controls:

2. The Group's Management and Board of Directors are responsible for establishing and maintaining internal financial controls with reference to Consolidated Financial statement based on criteria established by the Group considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Group'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 (hereinafter referred to as "the Act").

Auditors' Responsibility:

3. Our responsibility is to express an opinion on the Group's internal financial controls with reference to Consolidated financial statements based on our audit. We conducted our audit in accordance with 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 with reference to the financial statements. Those Standards and the Guidance Note require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, 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 auditors' judgment, including the assessment of the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error.

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RAJ NIRANJAN ASSOCIATES
Chartered Accountants

5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Group's Internal Financial Controls system with reference to financial statements.

Meaning of Internal Financial Controls with reference to financial statements:

6. A Group's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Group's internal financial control with reference to Financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Group; (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 Group are being made only in accordance with authorizations of management and directors of the Group; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Group's assets that could have a material effect on the Financial statements.

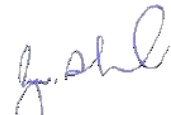
Inherent Limitations of Internal Financial Controls with reference to financial statements:

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

Opinion

8. In our opinion, the Group has in all material respects, adequate internal financial controls with reference to Consolidated financial statements and such controls were operating effectively as at 31st March 2026, based on the internal financial control with reference to Consolidated financial statements criteria established by the Group considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For RAJ NIRANJAN ASSOCIATES
Chartered Accountants
FRN: 108309W



Raj Advani
Partner
M.No.039953
UDIN: 26039953FFHXGV4245



Place: Mumbai
Date: 06 May 2026

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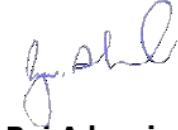
'ANNEXURE II' : Report under the Companies (Auditor's Report) Order, 2020 on the consolidated financial statements of CINEVISTA LIMITED for the year ended 31st March, 2026

(Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report of even date)

According to the information and explanation given to us, in respect of the following companies incorporated in India and included in consolidated financial statements, the CARO report relating to them has been issued by their auditors to the extent it is applicable till the date of this Audit Report.

Name of the Company	CIN	
CHIMERA ENTERTAINMENT PRIVATE LIMITED.	U92112MH2000PTC127979	Subsidiary
CINEVISTA EAGLE PLUS MEDIA PRIVATE LIMITED.	U92132MH2000PTC129460	Subsidiary
HERITAGE PRODUCTIONS PRIVATE LIMITED.	U92140MH2003PTC140281	Associate

**For RAJ NIRANJAN ASSOCIATES
Chartered Accountants
FRN: 108309W**



**Raj Advani
Partner
M.No.039953
UDIN: 26039953FFHXGV4245**



**Place: Mumbai
Date: 06 May 2026**

Head Office : 402, Navrang Shopping Arcade, Gokhale Road, Naupada, Thane (W) – 400602,
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ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results (Standalone and Consolidated separately) (Consolidated)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2026.
[See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

Table I

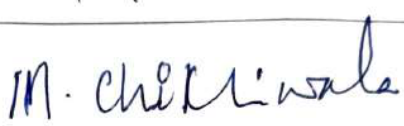
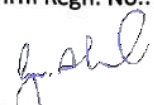

Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
1.	Turnover / Total income	2404.46	2404.46
2.	Total Expenditure	1794.53	1794.53
3.	Net Profit/(Loss)	609.93	609.93
4.	Earnings Per Share	1.06	1.06
5.	Total Assets	13848.81	13848.81
6.	Total Liabilities	13848.81	13848.81
7.	Net Worth	5661.93	5661.93
8.	Any other financial item(s) (as felt appropriate by the management)	-	-

Table II - Audit Qualification (each audit qualification separately):

a	Details of Audit Qualification: a. We draw attention to Note No.32 to the financial statements regarding intangible assets with a carrying amount of ₹21,88,73,854 as at 31 st March 2026. The Group has not recognized any impairment on intangible assets as required by Ind AS 36. In our view, based on the audit evidences obtained, indicators of impairment exist, and the recoverable amount of these assets is likely to be lower than their carrying amount. Since we are not technically qualified to value such intangible assets and in absence of any documents for realizable value of such intangible assets, we are unable to determine whether any adjustment to intangible assets was necessary.
b	Type of Audit Qualification: Qualified Opinion
c	Frequency of qualification: Multiple
d	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: 1) According to the management of the Company, impairment of the intangible assets is not necessary at this stage as the management of the Company is hopeful of generating income in future by monetization of these assets across different avenues and streams available.

e	For Audit Qualification(s) where the impact is not quantified by the auditor.
	(i) Management's estimation on the impact of audit qualification: Nil
	(ii) If management is unable to estimate the impact, reasons for the same: Same as above
	(iii) Auditors' Comments on (i) or (ii) above: Same

Table III - Signatories:

CEO / Managing Director: SUNIL MEHTA	
CFO: VIJAY SINGH PHOOLKA	
Audit Committee Chairman: MAHRUKH SHAVAK CHIKLIWALA	
Statutory Auditor	<p>For RAJ NIRANJAN ASSOCIATES Chartered Accountants Firm Regn. No.: 108309 W</p>  <p>CA RAJ ADVANI Partner M. No.039953</p> 



Place: Mumbai

Date: 06/05/2026

UDIN: 26039953FFHXGV4245

ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion)
submitted along-with Annual Audited Financial Results (Standalone)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2026.
[See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

Table I

Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
1.	Turnover / Total income	2404.46	2404.46
2.	Total Expenditure	1794.28	1794.28
3.	Net Profit/(Loss)	610.18	610.18
4.	Earnings Per Share	1.06	1.06
5.	Total Assets	14286.58	14286.58
6.	Total Liabilities	14286.58	14286.58
7.	Net Worth	6124.78	6124.78
8.	Any other financial item(s) (as felt appropriate by the management)	-	-

Table II - Audit Qualification (each audit qualification separately):

a	<p>Details of Audit Qualification:</p> <p>a. The Company has not carried out impairment on its investments and advances in subsidiary companies as required by Indian Accounting Standards (Ind AS 36) and continued to carry at cost. On the basis of documents made available to us we are of the opinion that impairment should have been carried out on such investments and advances made to the said companies. Had impairment on the said investments and advances been carried out then Profit of the current year would have decreased by Rs.62,34,550/- and Rs.3,75,61,682/- respectively.</p> <p>b. We draw attention to Note No.32 to the financial statements regarding intangible assets with a carrying amount of ₹21,88,73,854 as at 31st March 2026. The Company has not recognized any impairment on intangible assets as required by Ind AS 36. In our view, based on the audit evidences obtained, indicators of impairment exist, and the recoverable amount of these assets is likely to be lower than their carrying amount. Since we are not technically qualified to value such intangible assets and in absence of any documents for realizable value of such intangible assets, we are unable to determine whether any adjustment to intangible assets was necessary.</p>
b	Type of Audit Qualification: Qualified Opinion
c	Frequency of qualification: Multiple

d	For Audit Qualification(s) where the impact is quantified by the auditor. Management's Views:
	<ol style="list-style-type: none"> 1) The Management of the Company is hopeful of recovering the investments and advances to the subsidiaries. 2) According to the management of the Company, impairment of the intangible assets is not necessary at this stage as the management of the Company is hopeful of generating income in future by monetization of these assets across different avenues and streams available.
e	For Audit Qualification(s) where the impact is not quantified by the auditor:
	(i) Management's estimation on the impact of audit qualification: Nil
	(ii) If management is unable to estimate the impact, reasons for the same: Same as above
	(iii) Auditors' Comments on (i) or (ii) above: Same

Table III - Signatories:

CEO / Managing Director: SUNIL MEHTA	
CFO: VIJAY SINGH PHOOLKA	Vijay S M J
Audit Committee Chairman: MAHRUKH SHAVAK CHIKLIWALA	M. Chikliwala
Statutory Auditor	<p>For RAJ NIRANJAN ASSOCIATES Chartered Accountants Firm Regn. No.: 108309 W</p> <p><i>R. Advani</i></p> <p>CA RAJ ADVANI Partner M. No.039953</p>



Place: Mumbai

Date: 06/05/2026

UDIN: 26039953 CVZBGT4484