



**RISHI KAPOOR & COMPANY  
CHARTERED ACCOUNTANTS**

Plot No. 10, Advocate Chambers, RDC, Raj Nagar  
GHAZIABAD-201002

Phones: 0120-4371050, Fax: 4371070,(M) 9910385499

Email: [carishikapoor@yahoo.co.in](mailto:carishikapoor@yahoo.co.in)

**INDEPENDENT AUDITOR'S REPORT**

**TO  
THE MEMBERS OF  
VVIP REALTECH PRIVATE LIMITED  
(FORMERLY KNOWN AS VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED)**

**REPORT ON THE STANDALONE FINANCIAL STATEMENTS**

We have audited the accompanying Standalone financial statements of **VVIP REALTECH PRIVATE LIMITED, (FORMERLY KNOWN AS VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED)** ("the Company"), which comprise the standalone Balance Sheet as at March 31, 2026, the standalone Statement of Profit and Loss and the standalone statement of Cash Flows for the year then ended and notes to standalone financial statements including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 accounting standards generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and its profit and its cash flows for the year ended on that date.

**BASIS FOR OPINION**

We conducted our audit 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 opinion on the standalone financial statements.

**KEY AUDIT MATTERS**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period.

Key audit matters are not applicable as it is a private limited company.



## **OTHER INFORMATION**

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the standalone financial statements and auditor's report(s) thereon. The Company's annual report is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available 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

## **MANAGEMENT'S RESPONSIBILITY FOR THE STANDALONE FINANCIAL STATEMENTS**

The management and Board of Directors of the Company are responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the act') with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including cash flows of the Company in accordance with the 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; design, implementation and maintenance of adequate internal financial controls, that are operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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



## **AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF STANDALONE FINANCIAL STATEMENT**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act.

Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether standalone financial statements are free from material misstatement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable
2. As required by section 143(3) of the Act, we further report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
  - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
  - c) The company does not have any branch office, accounts of which have been audited by person other than company's auditor under section 143(8) of the Companies Act 2013. Hence clause (c) of section 143 (3) does not apply to the company.
  - d) The standalone balance Sheet, the standalone Statement of Profit and Loss account , and the standalone Cash Flow Statement dealt with by this Report are in agreement with the books of account;
  - e) In our opinion, the aforesaid standalone financial statements comply with the applicable Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules 2015, as amended;
  - f) There are no observations or comments on the financial transactions or matters which have an adverse effect on the functioning of the company.
  - g) On the basis of written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act;
  - h) There are no qualifications, reservations or adverse remark relating to maintenance of accounts and other matters connected therewith.
  - i) In our opinion, the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls are adequate in commensurate to the size of the business.



- j) With respect to the other matters to be included in the Auditor's Report in accordance with requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanation given to us, the remuneration paid by the Company to its directors during the year is in compliance with the provisions of section 197 of the Act.
- k) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanation given to us;
- i. The Company does not have any pending litigations which would impact its standalone financial statements.
  - ii. The Company did not have any long-term contracts including derivative contracts; as such the question of commenting on any material foreseeable losses thereon does not arise.
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the company.
  - iv. (a) The Management has represented, that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of Funds) by the company to or to any other persons or entities including foreign entities with the understanding whether recorded in writing or otherwise that the intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company or provide any guarantee, security or the like on behalf of the ultimate Beneficiaries.  
  
(b) The Management has represented, that, to the best of its knowledge and belief, no funds have been received by the company from any persons or entity including foreign entities with the understanding, whether recorded in writing or otherwise, that the company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding Party or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.  
  
(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under sub clause (a) and (b) contain any material misstatement.

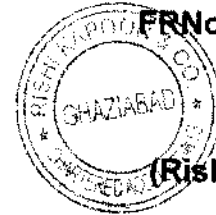


- v. The Company has not declared or paid any dividend during the year as per section 123 of the Companies Act 2013.
- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account, which have a feature of recording audit trail (edit log) facility for all relevant transactions recorded in the respective software.

Further, for the periods where audit trail (edit log) facility was enabled, we did not come across any instance of the audit trail feature being tampered with.

Place: Ghaziabad  
Date : 27.05.2026

For Rishi Kapoor & Company  
Chartered Accountants  
FRN No. 006615C



(Rishi Kapoor)  
Partner  
M.No.075483

**Annexure A to the Independent Auditors' Report**  
**(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

**The Annexure referred to in Independent Auditors Report to the Members of the Company on the Standalone Financial Statements for the year ended 31<sup>st</sup> March, 2026, we report that:**

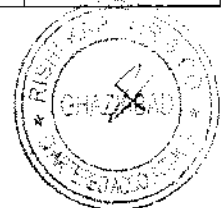
In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. According to the information and explanations given to us and on the basis of our examination of the records of the Company in respect of its Property, Plant & Equipments, Capital Work in Progress, Investment Property and Intangibles:
  - (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment, Capital Work in Progress and Investment Property.  
  
(B) The Company has maintained proper records showing full particulars of Intangible Assets as on the date of Balance Sheet.
  - (b) The Company has a program of physical verification of property, plant and equipment so to cover all items once every two years which, in our opinion, is reasonable having regard to the size of the Company and nature of its assets. Pursuant to the program, all Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
  - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of all the immovable properties of Project lands, except land of Projects VVIP Mangal & VVIP Addresses, Greater Noida (W), are held in the name of Company. Title deeds of land of Project VVIP Mangal is in the name of Tyag Landscape Private Limited on which Joint Venture was made to develop the project between both the companies and the Title deeds of land of Project VVIP Addresses, Greater Noida (W) is in the name of Lotus SRS Buildtech Private Limited on which Joint Development Agreement was made to develop the project between both the companies. Further there is no dispute on the said immovable properties as told by the management of the company.
  - (d) In our opinion and according to the information and explanations given to us, The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year. Therefore the provisions of clause 3(i)(d) are not applicable to the company and hence not commented upon.



- (e) In our opinion and according to the information and explanations given to us, 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 there under.
- ii. In our opinion on the basis of information and explanation given to us in respect of its inventories :
- (a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of such verification is reasonable and the procedures of physical verification of inventories followed by the management were reasonable and adequate.
- (b) The Company has not taken working capital limits in excess of five crore rupees in aggregate from banks and other financial institutions on the basis of security of current assets and therefore the provisions of clause 3(ii)(b) are not applicable to the company.
- iii. According to the information and explanations given to us and on the basis of our examination of the records, the Company has not made investments in, except Partnership/joint ventures/holding/subsidiaries, but provided guarantee or security or granted any loans or advances during the year in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, in respect of which requisite information is as below.

Particulars	(Rs in Lakhs)		
	Guarantees/ Security	Loans	Advances in the Nature of Loans
<b>Aggregate amount during the year (Net)</b>			
Holding	4750.00*	-/-	-/-
Subsidiaries	-/-	-/-	3728.31
Joint Ventures	-/-	-/-	-/-
Associates	-/-	-/-	-/-
Others	-/-	-/-	1310.94
Related Parties	-/-	-/-	500.00
<b>Balance outstanding as at balance sheet date</b>			
Holding	4750.00*	-/-	-/-
Subsidiaries	-/-	-/-	3728.31
Joint Ventures	-/-	-/-	-/-
Associates	-/-	-/-	-/-
Others	-/-	-/-	2480.26
Related Parties	-/-	-/-	500.00



- (\*) Against the above Fund and Non Fund based facility taken from Bank by VVIP Infratech Limited (Holding company), the company has given property as collateral of various persons/companies including VVIP Realtech Private Limited, Formerly known as Vibhor Vaibhav Infrahome Private Limited.
- (a) (A) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company is not having loans or advances in the nature of loans and not provided guarantee to the subsidiaries but provided guarantee for its holding company.
- (B) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has given unsecured loans and unsecured advances in the nature of loans to parties other than subsidiaries. The Company has not stood guarantee or provided security to any other parties.
- (b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made and the terms and conditions of the grant of loans and advances in the nature of loans during the year are, prima facie, not prejudicial to the interest of the Company.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of interest free loans and advances in the nature of loans given, the repayment of principal has been stipulated and the repayments or receipts have been regular. In case of interest-bearing loans given, the schedule of repayment of principal and payment of interest has been stipulated, and the repayments or receipts have been regular.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue amount for more than ninety days in respect of loans given and advances in the nature of loans given.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan or advance in the nature of loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to same parties.
- (f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment.
- 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 companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided.



- v. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not accepted any deposit or amounts which are deemed to be deposits during the year. The Company does not have any unclaimed deposits and accordingly, the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 are not applicable to the Company.
- vi. According to the information and explanations given to us, the provisions of cost audit under sub-section (1) of Section 148 of the Act are applicable to the company. However, the management has told that the Cost Audit is under Process and the report is yet to be finalized by the Cost Auditor.
- 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 accrued in the books of account in respect of undisputed statutory dues including GST, Provident fund, ESI, Income-tax, Sales tax, Service tax, Duty of customs, Duty of excise, VAT and any other material statutory dues have been generally/regularly deposited during the year by the Company with the appropriate authorities and there are no outstanding statutory dues as on the last day of the financial year for a period of more than six months from the date they become payable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no dues as referred to in sub clause (a) above, which have not been deposited on account of any disputes.
- viii. In our opinion and according to the information and explanation given to us, there are no transactions which have not been recorded in the books of account on account of surrender or undisclosed income during the year in the tax assessments under the Income Tax Act, 1961.
- ix. (a) In our opinion and according to the information and explanation given to us, the company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.
- (b) In our opinion and according to the information and explanation given to us, the company is not a declared willful defaulter by any bank or financial institution or other lender.
- (c) In our opinion and according to the information and explanation given to us and on the basis of our examination of the records of the Company, the company has duly applied its term loans for the purpose for which the said loans were obtained.
- (d) In our opinion and according to the information and explanation given to us and on the basis of our examination of the records of the Company, the company has not applied funds raised on short term basis for long term purposes.



(e) In our opinion and according to the information and explanation given to us and on the basis of our examination of the records of the Company, the company has not taken funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) In our opinion and according to the information and explanation given to us and on the basis of our examination of the records of the Company, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies and hence reporting on clause 3(ix)(f) of the order is not applicable.

x. (a) In our opinion and according to the information and explanation given to us, the company has not raised moneys by way of initial public offer or further public offer (including debt instruments)

(b) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.

xi. (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit

(b) During the course of our examination of the books and records of the company, carried in accordance with the auditing standards generally accepted in India, we have not filed any report under sub-section (12) of section 143 of the Companies Act in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year.

xii. According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.

xiii. In our opinion and according to the information and explanation given to us, Management has approved all transactions with related parties, hence, are in compliance with section 177 and 188 of the Companies Act, 2013 and the details have been disclosed in the (Note No. 27) standalone Financial Statements as required by the applicable accounting standards.



- xiv. (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) Based upon the audit procedures performed and the information and explanations given by the management, Provisions for Internal Audit are not applicable on the Company.
- xv. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with them. Accordingly, the provisions of clause 3(xv) of the Order are not applicable to the company and hence not commented upon.
- xvi. (a) In our opinion and according to the information and explanation given to us, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3(xvi) of the Order are not applicable to the Company and hence not commented upon.
- (b) Based upon the audit procedures performed and the information and explanations given by the management, the Company has not conducted any Non-Banking Financial or Housing Finance activities. Therefore, the provisions of clause 3(xvi)(b) of the Order are not applicable to the Company and hence not commented upon.
- (c) In our opinion and according to the information and explanation given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Therefore, the provisions of clause 3(xvi)(c) of the Order are not applicable to the Company and hence not commented upon.
- (d) In our opinion and according to the information and explanation given to us, the group has no Core Investment Company as a part of the Group. Therefore, the provisions of clause 3(xvi)(d) of the Order are not applicable to the Company and hence not commented upon.
- xvii. Based upon the audit procedures performed and the information and explanations given by the management, the company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- xviii. That during the year, there has been no resignation of the statutory auditors. Therefore, the provisions of clause 3(xviii) of the Order are not applicable to the Company and hence not commented upon.



xix. On the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due

xx. (a) The Company has fully spent the required amount towards Corporate Social Responsibility ('CSR') and there is no unspent CSR amount for the year requiring a transfer to a fund specified in Schedule VII to the Act or special account in compliance with the provision of sub-section (6) of section 135 of the Act.

(b) The Company is not required to transfer unspent Corporate Social Responsibility (CSR) amount, to a special account before the date of report and hence provision of section 135(6) of the Act are not applicable.

Place: Ghaziabad  
Date : 27.05.2026

For Rishi Kapoor & Company  
Chartered Accountants  
FRNo. 006615C



(Rishi Kapoor)  
Partner  
M.No.075483

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED  
CIN : U70101DL2007PTC170268  
**STANDALONE BALANCE SHEET AS AT 31st MARCH 2026**

		(₹ in Lakhs)	
PARTICULARS	NOTE NO.	AS AT 31.03.2026	AS AT 31.03.2025
<b>I. EQUITY &amp; LIABILITIES</b>			
<b>1. SHAREHOLDER FUNDS</b>			
a	Share Capital	1	676.50
b	Reserves & Surplus	2	5990.49
c	Money received against Share Warrants		-
<b>2. SHARE APPLICATION MONEY PENDING ALLOTMENT</b>			
<b>3. NON CURRENT LIABILITIES</b>			
a	Long Term Borrowings	3	3565.95
b	Deferred Tax Liabilities (Net)		-
c	Other Long Term Liabilities	4	1544.47
d	Long Term Provisions	6	136.83
<b>4. CURRENT LIABILITIES</b>			
a	Short Term Borrowings	6	932.01
b	Trade Payables	7	-
(f)	Total outstanding dues of MSME		16.97
(ii)	Total outstanding dues of other than MSME		2133.02
c	Other Current Liabilities	8	19770.04
d	Short Term Provisions	9	92.27
		<b>Total</b>	<b>34858.55</b>
		<b>19181.09</b>	<b>19181.09</b>
<b>II. ASSETS</b>			
<b>1. NON CURRENT ASSETS</b>			
a	Property, Plant & Equipment and Intangible Assets	10	
(i)	Property, Plant & Equipment		420.84
(ii)	Intangible Assets		2.17
(iii)	Capital Work in Progress		-
(iv)	Intangible Assets Under Development		-
(v)	Fixed Assets held for Sale		-
b	Non Current Investments	11	2342.11
c	Deferred Tax Assets (Net)	12	72.51
d	Long Term Loans & Advances		-
e	Other Non Current Assets	13	233.96
<b>2. CURRENT ASSETS</b>			
a	Current Investments		-
b	Inventories	14	16366.78
c	Trade Receivables	15	5182.05
d	Cash & Cash Equivalents	16	316.72
e	Short Term Loans & advances	17	8509.24
f	Other Current Assets	18	1412.19
		<b>Total</b>	<b>34858.55</b>
		<b>19181.09</b>	<b>19181.09</b>
<b>Significant Accounting Policies &amp; Notes on Account</b>		<b>35</b>	

Notes 1 to 36 form an Integral part of financial statements  
As Per Our Report of Even Date Attached

For Rishi Kapoor & Company  
Chartered Accountants  
FR No. 006615C  
(Rishi Kapoor)  
Partner  
M.No.075483

For and on behalf of the Board of Directors

(PRAVEEN TYAGI)  
DIRECTOR  
Din No:00834200

(VIBHOR TYAGI)  
DIRECTOR  
Din No:01797579

Place : Ghazalabad  
Date : 27.05.2026  
UDIN :



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED  
CIN : U70101DL2007PTC170268  
**STATEMENT OF STANDALONE PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2028**

		(₹ in Lakhs)	
PARTICULARS	NOTE NO.	FOR THE YEAR ENDED 31.03.2026	FOR THE YEAR ENDED 31.03.2025
<b>I CONTINUING OPERATIONS</b>			
1 Revenue from Operations	19	2549.24	2872.38
2 Other Income	20	1909.42	2019.65
<b>TOTAL INCOME</b>	<b>Total</b>	<b>4458.65</b>	<b>4892.03</b>
<b>3 EXPENSES</b>			
a Cost of Revenue Operations	21	10938.03	7204.04
b Purchase of Stock in Trade		-	-
c Change in Inventories of Finished Goods, Work In Progress & Stock In Trade	22	-8583.97	-5377.28
d Employee Benefit Expenses	23	109.37	410.63
e Finance Costs	24	22.28	45.08
f Depreciation & Amortisation Expenses	10	93.93	62.70
g Other Expenses	25	250.46	625.73
<b>TOTAL EXPENSES</b>	<b>Total</b>	<b>2830.09</b>	<b>2979.89</b>
4 Profit / (Loss) before Exceptional & Extraordinary Items & Tax ((1+2)-3)	<b>Total</b>	<b>1628.56</b>	<b>1921.14</b>
5 Exceptional Items	-	-	-
6 Profit / (Loss) before Extraordinary Items & Tax (4+/-5)	<b>Total</b>	<b>1628.56</b>	<b>1921.14</b>
7 Extraordinary Items	-	-	-
8 Profit / (Loss) before Tax (6+/-7)	<b>Total</b>	<b>1628.56</b>	<b>1921.14</b>
<b>9 Tax Expenses</b>			
a Current Tax Expenses for Current Year		-	-
b MAT Credit (Where applicable)		-	-
c Firm Tax		712.61	728.63
d Current Tax Expenses Relating to Prior Years		0.60	1.54
e Net Current Tax Expenses		713.21	730.17
f Deferred Tax Asset / (Liability)	12	11.60	20.45
	<b>Total</b>	<b>701.62</b>	<b>709.73</b>
10 Profit / (Loss) from Continuing Operations (8+/- 9)		926.95	1211.42
11 Profit / (Loss) from Discontinuing Operations Before Tax		-	-
12 Tax Expenses of Discontinuing Operations		-	-
13 Profit / (Loss) from Discontinuing Operations After Tax (11+/-12)		-	-
14 Profit / (Loss) For the Year (10+/-13)	<b>Total</b>	<b>926.95</b>	<b>1211.42</b>
<b>15 Earning per Share (of Rs.10/- each) :</b>			
a Basic	26	13.70	17.91
b Diluted		13.70	17.91
<b>Weighted Average Number of shares used in computing earning per share</b>			
a Basic (Nos.)		6765000	6765000
b Diluted (Nos.)		6765000	6765000
<b>Significant Accounting Policies &amp; Notes on Account</b>	35		

Notes 1 to 35 form an integral part of financial statements  
As Per Our Report of Even Date Attached

For Rishi Kapoor & Company  
Chartered Accountants  
FRNo. 006915C  
(Rishi Kapoor)  
Partner  
M.No.075483

For and on behalf of the Board of Directors

(PRAVEEN TYAGI)  
DIRECTOR  
Din No:00834200

(VIBHOR TYAGI)  
DIRECTOR  
Din No:01797579

Place : Ghaziabad  
Date : 27.05.2028  
UDIN :



**STANDALONE CASH FLOW STATEMENT**  
**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

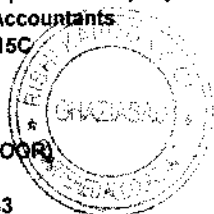
(₹ in Lakhs)

PARTICULARS	Period Ended 31st Mar 2026 (Rs.)	Year Ended 31st Mar 2025 (Rs.)
<b>A CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Net profit / (Loss) after interest and before tax	1628.56	1921.14
Less:- Interest Received	68.81	31.58
Less:- Profit on sale of PPE/ investment	-	1.99
Less:- Profit on Investment of VVIP EMS Infrahome	1819.38	1945.48
<b>Add: Non Cash Item Items</b>		
Depreciation	93.93	62.70
Interest Paid	22.28	45.08
<b>Operating Profit/(Loss) before Working Capital changes</b>	<b>-143.42</b>	<b>49.87</b>
<b>Adjustments for:</b>		
Increase/ (Decrease) in Trade payables	1192.75	-304.67
Increase/ (Decrease) in other current liabilities	11202.60	6002.87
Increase/ (Decrease) in Provisions	-11.22	85.43
(Increase)/ Decrease in short term loans & advances	-6773.88	265.65
Increase/ (Decrease) in other Long term liabilities	-931.35	28.81
(Increase)/ Decrease in Inventories	-8559.16	-5169.95
(Increase)/ Decrease in Trade Receivable	-1115.63	-161.59
(Increase)/ Decrease in Other Non Current Assets	-49.74	26.78
(Increase)/ Decrease in Other Current Assets	-595.46	-576.80
<b>NET CASH FROM/(USED IN) OPERATING ACTIVITIES</b>	<b>-5784.49</b>	<b>246.40</b>
Less :- Direct Taxes Paid	720.53	781.02
	<b>-6505.03</b>	<b>-534.62</b>
<b>B CASH FLOW FROM INVESTING ACTIVITIES:</b>		
Purchase of Property, Plant & Equipments	-251.49	-18.13
Sale Proceeds from sale of Property, Plant & Equipment	-	4.64
Profit on investment of VVIP EMS Infrahome	1819.38	1945.48
Purchase / (Sale) of Investments	310.56	155.79
Interest Received	68.81	31.58
<b>NET CASH FROM/(USED IN) INVESTING ACTIVITIES</b>	<b>1947.25</b>	<b>2119.36</b>
<b>C CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Increase/ (Decrease) in Long & Short term borrowings	3297.72	-94.31
Interest Paid	-22.28	-45.08
<b>NET CASH FROM/(USED IN) FINANCING ACTIVITIES</b>	<b>3275.44</b>	<b>-139.39</b>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents (A+B+C)</b>	<b>-1282.34</b>	<b>1445.35</b>
<b>NET INCREASE/(DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>		
Cash and cash equivalents as at beginning	1599.06	153.70
Cash and cash equivalents as at end	316.72	1599.06
<b>NET INCREASE/(DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>-1282.34</b>	<b>1445.35</b>

The accompanying notes form an integral part of the Financial Statements

As Per Our Report of Even Date Attached  
For Rishi Kapoor & Company  
Chartered Accountants  
FRNo.006615C

(RISHI KAPOOR)  
PARTNER  
M.No.075483



Place : Ghaziabad  
Date : 27.05.2026  
UDIN :

(PRAVEEN TYAGI)  
DIRECTOR  
Din No:00834200

(VIBHOR TYAGI)  
DIRECTOR  
Din No:01797579



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIEHOR VAIBHAV INFRAHOME PRIVATE LIMITED

**NOTES ON ACCOUNT**

(₹ in Lakhs)

Note No. - 1

**A SHARE CAPITAL**

**a AUTHORISED CAPITAL**

Equity shares of Rs. 10/- each with voting rights

	AS AT 31.03.2026		AS AT 31.03.2025	
	Number	Amount	Number	Amount
	10000000	1000.00	10000000	1000.00
<b>Total</b>	<b>10000000</b>	<b>1000.00</b>	<b>10000000</b>	<b>1000.00</b>

**b ISSUED, SUBSCRIBED & FULLY PAID UP CAPITAL**

Equity shares of Rs. 10/- each with voting rights

	6765000	676.50	6765000	676.50
<b>Total</b>	<b>6765000</b>	<b>676.50</b>	<b>6765000</b>	<b>676.50</b>

**B (i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:**

Particulars	AS AT 31.03.2026		AS AT 31.03.2025	
	No of Equity Shares	Amount	No of Equity Shares	Amount
Equity shares outstanding at the beginning of the year	6765000	676.50	6765000	676.50
Share issued during the year	-	-	-	-
Share Bought back during the year	-	-	-	-
Equity shares outstanding at the end of the year	6765000	676.50	6765000	676.50

**(ii) Details of shares held by each shareholder holding more than 5% shares:**

Class of shares / Name of shareholder	As At 31st March, 2026		As At 31st March, 2025	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
As Per Annexure "A" Attached				

**(iii) Details of share holding of the Promoters:**

Name of the Promotor	As At 31st March, 2026			As At 31st March, 2025		
	Number of shares held	% holding in that class of shares	(%) Change	Number of shares held	% holding in that class of shares	(%) Change
As Per Annexure "B" Attached						

**C Terms/rights attached to equity shares**

The Company has issued only one class of equity shares having a face value of Rs 10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

**D Equity Shares movement during the 5 years preceding March, 31, 2026**

There is no Equity Share movement during the last 5 years preceding March, 31, 2026



*(Handwritten signature)*

*(Handwritten signature)*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Annexure - A

Details of shares held by each shareholder holding more than 5% shares:

Class of shares	Name of the shareholder	As At 31 March, 2026		As At 31 March, 2025	
		Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Preference	Nil				
Equity	VVIP Infracore Limited	6090000	90.02	6090000	90.02

Annexure - B

Details of share holding of the Promoters:

Class of shares	Name of the Promoter	As At 31 March, 2026		As At 31 March, 2025	
		Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Preference	Nil				
Equity	Praveen Tyagi	25000	0.37	25000	0.37
					0.30



T.T.

Praveen Tyagi



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 2	(₹ in Lakhs)	
	As At 31st March, 2026	As At 31st March, 2025
<b>RESERVES &amp; SURPLUS</b>		
<b>Securities Premium</b>		
Opening Balance	1624.50	1624.50
Add : Received during the year	-	-
Closing Balance	1624.50	1624.50
<b>Profit &amp; Loss Account</b>		
Opening Balance	3439.04	2227.62
Add : Net Profit / (Net Loss) for the year	626.95	1211.42
Closing Balance	4365.99	3439.04
<b>Total</b>	<b>5990.49</b>	<b>5063.54</b>

Note No. - 3				
LONG TERM BORROWINGS				
Secured Loans (Note 3.1)	Current Maturities	Non Current Maturities	Current Maturities	Non Current Maturities
<b>Term Loans</b>				
From Banks	75.72	221.65	34.79	95.63
From NBFC & Others	856.30	2140.09	166.63	-
<b>Unsecured Loans</b>				
From Related Parties (Note 3.2)	-	862.92	-	575.31
From Inter Corporate deposits (Note 3.3)	-	341.29	-	327.98
<b>Total</b>	<b>932.01</b>	<b>3565.95</b>	<b>201.32</b>	<b>898.92</b>

**Note 3.1**

Vehicle Loan from Axis Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from 10th September, 2023 at an interest rate of 8.75% p.a.

Vehicle Loan from Axis Bank, which is secured by way of hypothecation of Motor Car. Repayable in 61 monthly installments commencing from 05th June, 2025 at an interest rate of 8.75% p.a.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 39 monthly installments commencing from September, 2023.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from August, 2023.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from September, 2023.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February, 2025.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February, 2025.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February, 2025.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from December, 2025.

Vehicle Loan from ICICI Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from December, 2023.

Vehicle Loan from ICICI Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February, 2026.

Vehicle Loan from ICICI Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from March, 2026.

Vehicle Loan from Yes Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from October, 2020, which was fully repaid during the Year.

Project Loan from CSL Finance Limited for the completion of Project VVIP Nest & Niwas. Repayable in 12 monthly installments after moratorium period of 3 months commencing from April 2024 at an interest rate of 17.00% p.a. and duly closed before March, 2026. Loan facility was secured by way of the following securities created in favor of the Lender: 1) First & Exclusive Mortgage by way of deposit of title deeds (including but not limited to all the unsold units) of the Project, i.e., VVIP Niwas and VVIP Nest, a project located on the land parcel situated at NH-58, Bypass Road, Rajnagar Extension and registered with UPRERA Authority vide Reg No. UPRERAPRJ2675. 2) First and Exclusive charge by way of hypothecation of all receivables of the Borrower and the Project i.e., VVIP Niwas and the Escrow Accounts. 3) Personal Guarantee of Shri Praveen Tyagi, Shri Vibhor Tyagi & Shri Vaibhav Tyagi.

Working Capital Loan from CSL Finance Limited for Business Expansion and working capital needs of the company. Repayable in 21 monthly installments of Equated principal, alongwith interest, after end of moratorium period of 3 months, however interest is payable monthly. Principal repayment commencing from September 2025 at an interest rate of 17.00% p.a. Loan facility is secured by way of the following securities created in favor of the lender: 1) First & Exclusive charge by way of pledge of 18,75,000 ordinary Equity shares of VVIP InfraTech Limited (BSE : 544219 / ISIN : INEDMNP01016), as owned by Shri Praveen Tyagi, Guarantor - 1, in dematerialized Form. 2) Extension of Charge by way of Equitable Mortgage by way of deposit of title deeds (including but not limited to all the unsold units) of the project i.e., VVIP Niwas a project located on the land parcel situated at NH-58, Bypass Road, Rajnagar Extension and registered with UPRERA Authority vide Reg No. UPRERAPRJ2675, ranking pari passu with the existing loan facility dated 29/03/2024. 3) Extension of charge by way of hypothecation of all the present and future receivables (accrued or to be accrued) of the Borrower related to project i.e., VVIP Niwas and its Escrow accounts, ranking pari passu with the existing loan facility dated 29.03.2024. 4) Personal Guarantee of Shri Praveen Tyagi, Shri Vibhor Tyagi & Shri Vaibhav Tyagi.

Term Loan for Construction & completion of the Project from CSL Finance Limited. Repayable in 18 monthly installments of Equated principal, alongwith interest, after end of moratorium period of 18 months, however interest is payable monthly. Principal repayment commencing from May 2027 at an interest rate of 17.00% p.a. Loan facility is secured by way of the following securities created in favor of the Lender: 1) First and exclusive charge by way of hypothecation of all present and future receivables of the developer share i.e., VVIP Realtech Private Limited, hereby the borrower of the project, VVIP InfraHome, Greater Noida, West, situated at Plot No. GH-03A, Sector-12, Greater Noida, accruing or arising to the Borrower, including the lien on escrow accounts. 2) First and exclusive charge by way of equitable mortgage over the entire land and structure thereon on the land parcel situated at Plot No. GH-01B/2, Sector-22D, Yamuna Expressway Industrial Development Authority, Uttar Pradesh, admeasuring of 20,2035 Sq. Mtr. as owned by the Guarantor - 1, i.e., VVIP Infrahome Private Limited (hereinafter referred to as Immovable Property) 3) First & Exclusive charge by way of hypothecation over the current assets and existing and future receivables of the Guarantor-1, accruing and arising from the above mentioned Immovable Property as mortgaged with the Lender, including the lien on escrow accounts. 4) Pledge of 51 % of share holding of the VVIP Infrahome Private Limited, as hold by the borrower. 5) Guarantee of VVIP Infrahome Private Limited, Shri Vibhor Tyagi, Shri Vaibhav Tyagi & Shri Praveen Tyagi.

**Note 3.2**

Interest Free Unsecured loan from Praveen Tyagi ( Director of the company ) amounting to Rs 0.41 Lacs (31st March, 2025 : Rs 73 00 Lacs). VVIP InfraTech Limited (Holding of the Company) amounting to Rs. 612.20 Lacs (31st March, 2025 : Rs. Nil) and VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) (Subsidiary of the Company) amounting to Rs 250.31 (31st March 2025 : Rs 502.31) is repayable in November 2027.

**Note 3.3**

Interest Free intercorporate deposits from Pacific Infraventures Private Limited amounting to Rs 23.91 Lacs (31st March, 2025 : Rs 24.21 Lacs), Parry Developers Private Limited amounting to Rs 28.00 Lacs (31st March 2025 : Rs 28.00 Lacs), Parry Builders Private Limited amounting to Rs 29.25 Lacs (31st March 2025 : Rs 29.25 Lacs) and RKS Buildcon Private Limited amounting Rs 75.00 Lacs (31st March 2025 : Rs 75.00 Lacs) is repayable in March, 2026. Interest bearing intercorporate deposits from Ingrid Securities Private Limited at an interest rate of 9% p.a. amounting to Rs 171.07 Lacs (31st March 2025 : 158.01 Lacs). SKUEM Water Projects Private Limited at an interest rate of 9% amounting to Rs 14.05 Lacs (31st March 2025 : 13.50 Lacs) is repayable in November 2027.



*[Handwritten Signature]*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 4	As At 31st March, 2026	As At 31st March, 2025
<b>OTHER LONG TERM LIABILITIES</b>		
Security Deposit	1544.47	891.11
Solaire Infrahome Private Limited	-	468.30
Investment in VVIP EMS Infrahome (Partnership Firm) - Share CY 51 (%) (Note 4.1)	-	1116.41
<b>Total</b>	<b>1544.47</b>	<b>2475.82</b>

Balance of Security Deposits are subject to confirmation.

**Note 4.1**

Profit Sharing Ratio - 51 (%)

Note No. - 5	As At 31st March, 2026	As At 31st March, 2025
<b>LONG TERM PROVISIONS</b>		
Provision For Employee Benefit Expenses - Gratuity (See Note No. 30)	78.80	101.50
Provision For Employee Benefit Expenses - Leave Encashment (See Note No. 30)	58.04	109.80
<b>Total</b>	<b>136.83</b>	<b>211.30</b>

Note No. - 6	As At 31st March, 2026	As At 31st March, 2025
<b>SHORT TERM BORROWINGS</b>		
Loans repayable on Demand		
<b>From Banks</b>		
Current Maturities of Long Term Borrowings (Note No. 3)	932.01	201.32
<b>Total</b>	<b>932.01</b>	<b>201.32</b>

In the opinion of the Board of Directors, the company has utilized its borrowings from banks and other financial institutions purely for the purpose for which it was taken.

The Board of Directors has informed that all statements submitted in the bank or financial institutions are in agreement with books of accounts.

The Board of Directors has informed that all the charges are duly created, registered and satisfied with the Registrar of Companies.

Note No. - 7	As At 31st March, 2026	As At 31st March, 2025
<b>TRADE PAYABLES-BILLED</b>		
Trade Payables - outstanding dues of MSME (List enclosed)	16.97	38.10
Trade Payables - outstanding dues of Others (List enclosed)	2133.02	919.13
<b>Total</b>	<b>2149.99</b>	<b>957.24</b>

Balance of Trade Payables are subject to confirmation.

The details of the parties in the form of MSME and non MSME had been provided by the Management.

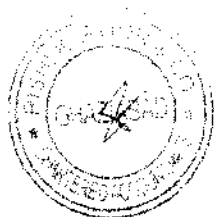
Further the management has also confirmed that during the year, No Company has been stuck off, from which the company has done any transactions.

Disallowance on delay Payments and Provision for interest on delayed payments made to MSME creditors u/s. 22 of the MSME Act, 2006, if any, has been recognised by the management of the Company

Board of Directors had informed that they had treated accounting date as due date for ageing purpose.

**Trade Payables ageing schedule :**

Particulars	Outstanding for following periods from the due date of payments				Total
	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
<b>As At 31st March, 2026</b>					
(i) Outstanding dues of MSME	16.74	0.23	-	-	16.97
(ii) Outstanding dues of Others	2011.99	1.40	3.44	116.20	2133.02
<b>Total</b>	<b>2028.73</b>	<b>1.63</b>	<b>3.44</b>	<b>116.20</b>	<b>2149.99</b>
<b>As At 31st March, 2025</b>					
(i) Outstanding dues of MSME	37.99	0.01	-	0.10	38.10
(ii) Outstanding dues of Others	715.06	53.10	8.33	142.63	919.13
<b>Total</b>	<b>753.06</b>	<b>53.11</b>	<b>8.33</b>	<b>142.73</b>	<b>957.24</b>



*[Handwritten Signature]*

*[Handwritten Signature]*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

(₹ In Lakhs)

Note No. - 8

As At 31st March, 2026

As At 31st March, 2025

**OTHER CURRENT LIABILITIES**

TDS & TCS Payable (Paid on 23/04/2026,30.04.2026 & 05 05 2026)	31.31	17.80
EPF Payable (Paid on 14/04/2026)	2.17	2.16
ESI Payable (Paid on 14/04/2026)	0.39	0.41
Salary Payable	55.88	63.16
Directors' Salary Payable	1.24	6.73
Sitting Fees Payable	0.50	0.25
Audit Fee Payable	8.40	5.70
Telephone & Internet Charges Payable	0.58	0.58
Electricity Charges Payable	0.73	2.28
GST Payable (Paid on 18/04/2026)	7.74	120.83
Advance from Customers (List enclosed)	<u>19661.09</u>	<u>8347.53</u>
<b>Total</b>	<u><b>19770.04</b></u>	<u><b>8667.43</b></u>

Balance of Advance from customers is subject to confirmation.

Note No. - 9

**SHORT TERM PROVISIONS**

Provision For Employee Benefit Expenses - Gratuity (See Note No. 30)	31.06	16.64
Provision For Employee Benefit Expenses - Leave Encashment (See Note No. 30)	61.21	12.37
<b>Total</b>	<u><b>92.27</b></u>	<u><b>29.02</b></u>

Note No. - 11

**NON CURRENT INVESTMENTS**

<b>Investment in Subsidiaries (unquoted Equity shares)</b>		
Investment in Share Capital of VVIP Infrahome Private Limited - Share 51.00 (%) (Note 11.1) (178500 (Previous Year: 178500) Equity shares of Rs. 10/- each. (Formerly known as Luck Real Properties Private Limited)	17.85	17.85
Investment in Share Capital of Colorcity Homes Private Limited (Note 11.2)	100.00	-
<b>Investment in Subsidiaries (Partnership Firm)</b>		
Investment in VVIP EMS Infrahome (Partnership Firm) - Share CY 51 (%)	250.93	-
<b>Investment in Private Limited company (unquoted Equity shares)</b>		
Investment in Share Capital of Solitaire Infrahome Private Limited	1973.33	1973.33
<b>Investment in Others</b>		
Investment in Plot - Yamuna Expressway Industrial Development Authority (Part Payment)	-	661.49
<b>Total</b>	<u><b>2342.11</b></u>	<u><b>2652.67</b></u>

Note 11.1

(178500 (Previous Year: 178500) Equity shares of Rs 10/- each.

Note 11.2

(1000000 (Previous Year: Nil) Equity shares of Rs 10/- each

(1 Share is in the name of Shri Praveen Tyagi, Director of the Company, who is the nominee Share Holder on behalf of the Company)

**Details of investment in unquoted equity instruments of Subsidiaries**

Particulars	AS AT		AS AT	
	31st March, 2026		31st March, 2025	
VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited)	51%		51%	
Colorcity Homes Private Limited	100%			
VVIP EMS Infrahome - Partnership Firm	51%		51%	



~~Signature~~

AYL



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

**PROPERTY, PLANT & EQUIPMENT AND INTANGIBLE ASSETS AS AT 31st MARCH, 2026**

S.NO.	PARTICULARS	(₹ in Lakhs)										Note No. - 10
		AS AT 01.04.2025	AS AT 31.03.2025	DELETIONS	UP TO 31.03.2025	DEDUCTION FOR THE YEAR	UP TO 31.03.2026	TO 31.03.2026	AS AT 31.03.2026	AS AT 31.03.2025	NET BLOCK	
1	Office Building	132.64	-	-	63.49	3.37	-	66.85	-	66.79	69.15	
2	Plant & Equipments	240.54	-	-	214.71	4.68	-	219.38	-	21.16	25.63	
3	Furniture & Fixtures	187.75	-	-	176.50	0.61	-	177.11	-	10.85	11.25	
4	Vehicles - Others	639.01	242.37	-	881.38	81.71	-	577.18	-	304.20	143.54	
5	Office Equipments	186.75	6.40	-	193.16	1.22	-	177.84	-	15.91	10.13	
6	Computer	34.67	2.72	-	37.39	2.34	-	33.65	-	3.74	3.36	
7	Computer Software	43.34	-	-	43.34	-	-	41.18	-	2.17	2.17	
<b>TOTAL</b>		<b>1464.71</b>	<b>251.49</b>	<b>-</b>	<b>1716.20</b>	<b>93.93</b>	<b>-</b>	<b>1293.20</b>	<b>-</b>	<b>423.00</b>	<b>265.44</b>	
<b>PREVIOUS YEAR</b>		<b>1495.52</b>	<b>18.13</b>	<b>52.94</b>	<b>1199.27</b>	<b>62.70</b>	<b>50.30</b>	<b>1199.27</b>	<b>1186.87</b>	<b>266.44</b>	<b>312.66</b>	



*[Handwritten Signature]*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 12

**DEFERRED TAX ASSETS (NET)**

(₹ in Lakhs)

Movement in Deferred Tax Liabilities / Assets	As At April 1, 2025	Recognised in Profit & Loss	As At March 31, 2026
<b>Deferred Tax Assets (A)</b>			
Property, Plant and Equipments	30.90	1.05	31.94
Provision for Employee benefits	30.01	10.55	40.56
	<b>60.91</b>	<b>11.60</b>	<b>72.51</b>
<b>Deferred Tax Liability (B)</b>			
Property, Plant and Equipments	-	-	-
Provision for Employee benefits	-	-	-
	-	-	-
<b>Disclosed as Deferred Tax Assets (Net A-B)</b>	<b>60.91</b>	<b>11.60</b>	<b>72.51</b>

Movement in Deferred Tax Liabilities / Assets	As At April 1, 2024	Recognised in Profit & Loss	As At March 31, 2025
<b>Deferred Tax Assets (A)</b>			
Property, Plant and Equipments	32.23	-1.33	30.90
Provision for Employee benefits	8.24	21.77	30.01
	<b>40.46</b>	<b>20.45</b>	<b>60.91</b>
<b>Deferred Tax Liability (B)</b>			
Property, Plant and Equipments	-	-	-
Provision for Employee benefits	-	-	-
	-	-	-
<b>Disclosed as Deferred Tax Assets (Net A-B)</b>	<b>40.46</b>	<b>20.45</b>	<b>60.91</b>



*(Signature)*

*HYT*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

(₹ in Lakhs)

Note No. - 13 OTHER NON CURRENT ASSETS	As At 31st March, 2020	As At 31st March, 2025
Deposit against Flat cases	0.70	0.70
Deposit with Aman Yadav	-	8.60
Deposit with Electricity Department	64.39	61.54
Deposit with IGL	25.75	21.13
Deposit with Juka Gupta Rent	0.12	0.07
Deposit with GNIDA - Green Belt	0.75	-
Deposit with Sudesh Tyagi	50.00	-
FDR with Bank	-	-
Len against Bank Guarantee	92.25	92.17
<b>Total</b>	<b>233.96</b>	<b>184.22</b>

Balance of Deposit against Flat cases & Sudesh Tyagi is subject to confirmation

Note No. - 14 INVENTORIES (As Taken, Valued & Certified by the Management of The Company)	As At 31st March, 2020	As At 31st March, 2025
Closing Stock including WIP	16366.78	7782.80
Land Parcels	-	24.81
<b>Total</b>	<b>16366.78</b>	<b>7807.61</b>

Note No. - 15 TRADE RECEIVABLES (To the extent considered good)	As At 31st March, 2020	As At 31st March, 2025
Secured, considered good	-	-
Unsecured, considered good	5182.05	4068.41
Doubtful	-	-
(List enclosed)	5182.05	4068.41
Less: Provision for doubtful trade receivables	-	4066.41
<b>Total</b>	<b>5182.05</b>	<b>4066.41</b>

**Trade Receivables ageing schedule (As told by the Management)**

Particulars	Outstanding for following periods from due date of Payment					Total
	Unbilled as per POCM	Less than 6 Months	6 Months - 1 year	1 Year - 2 year	2 Year - 3 year	
<b>As At 31st March, 2020</b>						
(i) Undisputed Trade Receivables - considered good	5179.28	2.77	-	-	-	5182.05
(ii) Undisputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
<b>Total</b>	<b>5179.28</b>	<b>2.77</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5182.05</b>
<b>As At 31st March, 2025</b>						
(i) Undisputed Trade Receivables - considered good	4060.86	5.56	-	-	-	4066.41
(ii) Undisputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
<b>Total</b>	<b>4060.86</b>	<b>5.56</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4066.41</b>

Balance of Trade Receivables is subject to confirmation. The management has confirmed that during the year, No company has been stuck off, from which the company had made any transactions.



*[Handwritten signature]*

*[Handwritten signature]*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 16	As At 31st March, 2026	As At 31st March, 2025
(₹ in Lakhs)		
<b>CASH &amp; CASH EQUIVALENTS</b>		
Cash in Hand	1.07	6.56
Bank deposits with original maturity less than 3 months	3.31	1012.77
Balances with Scheduled Banks	284.36	579.72
<b>OTHER BANK BALANCES</b>		
Bank Deposits with maturity more than 3 months and less than 12 months	27.98	-
<b>Total</b>	<b>316.72</b>	<b>1599.06</b>

Note No. - 17	(%)	(%)
<b>SHORT TERM LOANS &amp; ADVANCES</b>		
Sundry/Other Advances (List enclosed)		
<b>Loans and Advances to KMP &amp; Related Parties</b>		
Secured, considered good	-	-
Unsecured, considered good	4228.31	-
Doubtful	-	-
(List enclosed)	4228.31	-
Less: Provision for doubtful Sundry / Other Advances	49.89	4228.31
<b>Loans and Advances to Suppliers &amp; Others</b>		
Secured, considered good	-	-
Unsecured, considered good	4280.94	1735.37
Doubtful	-	-
(List enclosed)	4280.94	1735.37
Less: Provision for doubtful Sundry / Other Advances	50.31	4280.94
<b>Total</b>	<b>100.00</b>	<b>8509.24</b>
	<b>100.00</b>	<b>100.00</b>
		<b>1735.37</b>

Balance of Sundry/Other Advances is subject to confirmation

In the opinion of the board of directors, the aggregate value of short term loans and advances on realization will not be less than amount at which they are stated in the balance sheet.

Note No. - 18		
<b>OTHER CURRENT ASSETS</b>		
Accrued Interest on FDR	81.45	72.06
Prepaid CSR Expenses	162.89	81.50
Staff Advance	12.86	12.04
Income Tax Refundable	34.57	83.87
TDS / TCS	60.71	53.39
GST Recoverable	2.38	-
Deposit with GDA - Under Protest	1055.80	523.25
Prepaid Expenses	1.53	3.30
<b>Total</b>	<b>1412.19</b>	<b>808.41</b>

Balance of GST Recoverable & Deposit with GDA - Under Protest is subject to Confirmation.

In the opinion of the board of directors, the aggregate value of other current assets on realization will not be less than amount at which they are stated in the balance sheet.



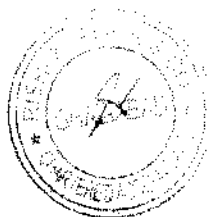
*(Signature)*



*(Signature)*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

	For The Year Ended 31.03.2026	For The Year Ended 31.03.2025
(₹ in Lakhs)		
<b>Note No. - 19</b>		
<b>REVENUE FROM OPERATIONS</b>		
Sales & Other Income	2549.24	2872.38
Add : GST	-	-
	<u>2549.24</u>	<u>2872.38</u>
Less : GST	-	-
<b>Total</b>	<u><b>2549.24</b></u>	<u><b>2872.38</b></u>
<b>Note No. - 20</b>		
<b>OTHER INCOME</b>		
Interest (Received) on FDR	38.72	24.42
Rent & Other Charges (Received)	21.11	37.95
Interest (Received) on Electric Security	3.16	7.16
Interest (Received) on Income Tax Refund	26.93	-
Share of Profit from VVIP EMS Infrahome( Partnership Firm)	1819.38	1945.48
Miscellaneous Income	0.12	2.65
Profit on Sale of Fixed Assets	-	1.99
<b>Total</b>	<u><b>1909.42</b></u>	<u><b>2019.65</b></u>
<b>Note No. - 21</b>		
<b>COST OF REVENUE OPERATIONS</b>		
Cost of Land & Building Construction	10938.03	7204.04
<b>Total</b>	<u><b>10938.03</b></u>	<u><b>7204.04</b></u>
<b>Note No. - 22</b>		
<b>CHANGE IN INVENTORIES OF FINISHED GOODS, WORK IN PROGRESS &amp; STOCK IN TRADE</b>		
<b>Opening Stock :-</b>		
Opening Stock including WIP	<u>7782.80</u>	<u>2405.53</u>
	7782.80	2405.53
<b>Closing Stock :-</b>		
Closing Stock including WIP	<u>16366.78</u>	<u>7782.80</u>
	16366.78	7782.80
<b>Increase / Decrease in Finished &amp; Semi-Finished Goods</b>	<u><b>Total</b></u>	<u><b>-5377.28</b></u>
	<u><b>-8583.97</b></u>	<u><b>-5377.28</b></u>
<b>Note No. - 23</b>		
<b>EMPLOYEE BENEFIT EXPENSES</b>		
Salaries & Other Benefits	887.54	591.08
Directors' Salary & Sitting Fees	168.50	114.25
Employers' Contribution to EPF	14.09	11.37
Employers' Contribution to ESIC	4.00	3.24
Gratuity	23.92	40.14
Leave Encashment	18.00	49.88
Staff Welfare	20.07	12.90
	<u>1136.11</u>	<u>822.88</u>
Less : Cost Allocated to Cost of Construction	<u>1026.74</u>	<u>412.26</u>
<b>Total</b>	<u><b>109.37</b></u>	<u><b>410.63</b></u>



*[Handwritten signature]*

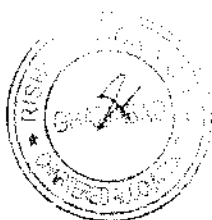


*[Handwritten signature]*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 24	(₹ in Lakhs)	
FINANCE COSTS	For The Year Ended 31.03.2026	For The Year Ended 31.03.2025
Bank Charges	1.17	0.59
Processing Charges	64.00	15.00
Finance Charges	20.04	12.15
Interest (Paid) on Term Loan	350.76	69.04
Interest (Paid) on Loans	15.12	36.60
Interest (Paid) to Customers	8.14	16.82
Interest (Paid) on Government Dues	0.08	0.51
	<u>459.30</u>	<u>150.71</u>
Less : Cost Allocated to Cost of Construction	437.02	105.64
<b>Total</b>	<u><u>22.28</u></u>	<u><u>45.08</u></u>

Note No. - 25	(₹ in Lakhs)	
OTHER EXPENSES	For The Year Ended 31.03.2026	For The Year Ended 31.03.2025
Rent (Paid)	23.61	19.81
Printing & Stationery	3.51	4.00
Telephone & Mobile Charges	7.35	6.55
Postage, Courier & Internet Charges	4.62	1.18
Rates & Taxes	-	4.69
Electricity & Generator Running Charges	46.97	40.45
Travelling & Conveyance	89.87	40.35
Vehicle Running & Maintenance	56.98	52.49
Repair & Maintenance	54.61	36.91
Legal & Professional Charges	41.26	29.92
Fees & Subscription	9.55	9.83
Auditor Remuneration	9.00	9.60
Insurance	3.57	4.94
Miscellaneous Expenses	0.23	0.45
Festival Expenses	7.84	-
Rebate and Discount	5.38	13.33
Charity & Donation	19.58	5.46
Corporate Social Responsibility Expenses	18.99	7.22
Business Promotion	53.54	26.79
GST / VAT / Service Tax	3.08	2.88
Fine & Penalty	0.00	0.01
Interest Paid on delayed Payments to MSME Creditors	0.15	1.75
Advertisement	279.28	307.15
	<u>738.98</u>	<u>625.73</u>
Less : Cost Allocated to Cost of Construction	488.53	-
<b>Total</b>	<u><u>250.46</u></u>	<u><u>625.73</u></u>



*(Signature)*



*(Signature)*

VVIP REALTECH PRIVATE LIMITED  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 26

EARNING PER SHARE

(₹ in Lakhs)

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Net Profit After Tax	926.95	1211.42
Weighted Average Number of Shares at the end of Year	6765000	6765000
Basic Earning Per Share	13.70	17.91
Numerator to calculate Diluted per share	926.95	1211.42
Weighted Average Number of Shares at the end of Year	6765000	6765000
Diluted Earning Per Share	13.70	17.91



*[Handwritten signature]*



*[Handwritten signature]*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 27  
RELATED PARTY TRANSACTIONS

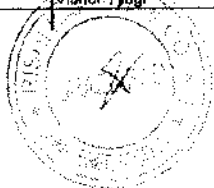
**A. List of the related parties and nature of relationship with whom transactions have taken place during the respective year**

Description of Relationship		Name of The Party
(a)	Key Managerial Personnel (KMP)	Mr. Praveen Tyagi (Director) Mr. Vaibhav Tyagi (Director) Mr. Vibhor Tyagi (Director) Mr. Varun Aggarwal (Additional Independent Director)
(b)	Subsidiaries	VVIP Infrahome Private Limited (Luck Real Properties Private Limited) VVIP EMS Infrahome Colorcity Homes Private Limited
(c)	Holding company	VVIP Infratech Limited (Vibhor Vaibhav Infra Private Limited)
(d)	Companies/Firm in which directors and their relative are interested	Tyag Ready Mix Tyag Readymix Private Limited VVIP BCPL JV Urmila Devi Charitable Society

**B. Related Party Transactions and Balances**

(₹ in Lakhs)

S.No.		Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
A.	I	<b>Transactions during the year</b>		
(i)	(A)	<b>Revenue</b>		
		Urmila Devi Charitable Society	0.40	23.09
		VVIP EMS Infrahome - Firm	0.90	3.85
		VVIP Infratech Limited	0.20	53.08
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	0.40	-
(ii)	(B)	<b>Other Income - Rental Income</b>		
		Rental Income		
		Tyag Readymix Private Limited	1.20	1.20
		VVIP EMS Infrahome - Firm	1.20	1.20
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	1.20	1.20
		VVIP-BCPL JV	1.80	1.80
		VVIP Infratech Limited	1.20	1.20
		Exempted Profit		
		Share of Profit from VVIP EMS ( Partnership Firm)	1619.38	1945.48
(iii)	(C)	<b>Direct Cost</b>		
		VVIP EMS Infrahome - Firm	0.13	4.18
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	-	427.04
		VVIP Infratech Limited	6362.62	3460.41
		VVIP-BCPL JV	1.84	-
(iv)	(D)	<b>Other Expenses</b>		
		VVIP EMS Infrahome - Firm - Fixed Assets	-	0.66
(v)	(E)	<b>Loan Taken</b>		
		Praveen Tyagi	29.50	417.70
		VVIP Infratech Limited	1004.14	251.00
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	2326.90	688.00
		Tyag Readymix Private Limited	247.00	-
(vi)	(F)	<b>Repayment of Loan taken</b>		
		Praveen Tyagi	102.09	962.00
		VVIP Infratech Limited	391.94	251.00
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	2578.90	185.69
		Tyag Readymix Private Limited	247.00	-
(vii)	(G)	<b>Loan and Advances given</b>		
		VVIP Infratech Limited	501.61	523.00
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	4661.24	51.20
		Vibhor Tyagi	500.00	-
(viii)	(H)	<b>Loans and Advances received back</b>		
		VVIP Infratech Limited	501.61	523.00
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	932.93	227.27
(ix)	(I)	<b>Investment in Subsidiary</b>		
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	-	17.85
(x)	(J)	<b>Salary &amp; Remuneration paid - Key Managerial Personnel</b>		
		Praveen Tyagi	84.00	78.00
		Vaibhav Tyagi	36.00	-
		Vibhor Tyagi	45.00	38.00



*(Handwritten signature)*



*(Handwritten signature)*

S.No.		Particulars	Year Ended March 31, 2028	Year Ended March 31, 2026
<b>B.</b>	<b>(ii)</b>	<b>Outstanding Payables</b>		
<b>(i)</b>	<b>(A)</b>	<b>Loan from Related parties</b>		
		Praveen Tyagi	0.41	73.00
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	260.31	502.31
		VVIP Infratech Limited	812.20	-
	<b>(ii)</b>	<b>Salary payable - Key Managerial Personnel</b>		
		Praveen Tyagi	0.14	4.45
		Vaibhav Tyagi	1.02	-
		Vibhor Tyagi	0.08	2.28
	<b>(iii)</b>	<b>Trade Payables</b>		
		Tyag Readymix Private Limited	-	31.96
		Tyag Readymix	68.13	88.13
		VVIP Infratech Limited	1865.79	341.78
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	-	3.75
	<b>(iv)</b>	<b>Other Payables</b>		
		VVIP Infratech Limited - Security Hold	957.15	-
	<b>(v)</b>	<b>Investment in Partnership Firms</b>		
		VVIP EMS Infrahome - Firm (Investment) DR./Cr.)	250.93	-1116.41
<b>C.</b>	<b>iii</b>	<b>Outstanding Receivables</b>		
<b>(i)</b>	<b>(A)</b>	<b>Investment in Subsidiary</b>		
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	17.85	17.85
		Colorcity Homes Private Limited	100.00	-
	<b>(B)</b>	<b>Other Receivables</b>		
		VVIP Infrahome Private Limited (Luck Real Properties Private Limited)	3728.31	-
		Vibhor Tyagi - Loan & Advances	500.00	-



*[Handwritten signature]*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

**Note No. - 28**  
**SEGMENT INFORMATION**

The Company is engaged in the business of Real Estate. Based on similarity of activities, risk and reward structure, organisation structure and internal reporting system, the company has structured its operations into single operating segment and hence there is no reportable segment as per AS-17 "Segment Reporting".

**Note No. - 29**  
**CONTINGENT LIABILITIES** (₹ in Lakhs)

Particulars	As At	
	March 31, 2026	March 31, 2025
A) Disputed claim/levies in respect of Sales Tax:		
- Reversal of input tax credit	-	-
- Regular Assessment Order passed	-	-
B) Disputed claim/levies in respect of Excise Duty/Goods and Services Tax:		
- Availability input credit	-	-
- Excise demand on excess / shortages	-	-
- Penalty	-	-
C) Disputed claim/levies in respect of Income Tax	-	-
D) Others- Bank Guarantees	56.39	56.39
<b>Total</b>	<b>56.39</b>	<b>56.39</b>

**Note No. - 30**  
**EMPLOYMENT BENEFIT OBLIGATIONS**

**Gratuity & Leave Encashment** - The Present value of obligation is determined based on actuarial valuation using the Project Unit Credit Method as per AS-15 to determine the present value of Defined Benefit Obligations. It should be noted that valuation do not affect the ultimate cost of the plan, only the timing of when the benefit costs are recognised.

**Interest cost:** It is the increase during the period in the present value of the defined benefit obligation which arises because the benefits are one period closer to settlement.

**Current Service Cost:** It is the increase in the present value of the defined benefit obligation resulting from employee service in the current period.

**Actuarial Gain or Loss:** It comprises of the following two components

1. Experience adjustments: The effect of differences between the previous actuarial assumptions and what has actually occurred.
2. The effect of changes in actuarial assumptions.

**Curtailment Cost:**

It is the cost that arises due to an event that significantly reduces the expected years of future service of present employees or eliminates for a significant number of employees the accrual of defined benefits of some or all of their future services

**Settlement Cost:**

It is the cost that arises due to an event where an enterprise enters into a transaction that eliminates all the further obligations for part or all of the benefits provided under a defined benefit plan

**Expected Rate of Return:**

The expected return on assets over the accounting period, based on an assumed rate of return. The same is determined by considering the yield earned in past as well as current prevailing yield.

**Actual Rate of Return:**

The return earned by the accumulated fund assets in a year due to interest, dividends, and realized and unrealized changes in fair market value of plan assets

**Gratuity** (₹ in Lakhs)

Particulars	As at March 31, 2026		
	Current	Non Current	Total
Gratuity			
Present value of defined benefit obligation	31.06	78.80	109.86
<b>Total employee benefit obligations</b>	<b>31.06</b>	<b>78.80</b>	<b>109.86</b>

Particulars	As at March 31, 2025		
	Current	Non Current	Total
Gratuity			
Present value of defined benefit obligation	16.64	101.50	118.14
<b>Total employee benefit obligations</b>	<b>16.64</b>	<b>101.50</b>	<b>118.14</b>

**I) Reconciliation of opening and closing balance of gratuity obligations:**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Net Liability as at the beginning of the period/Year	118.14	82.18
Net Expenses (Income) & Loss account	23.92	40.14
Benefits Paid	8.38	4.17
Transfer In / Out	23.83	-
<b>Net Liability as at the end of the period/Year</b>	<b>109.86</b>	<b>116.14</b>
<b>Present value of Gratuity Obligation as at the end of the Period/</b>	<b>109.86</b>	<b>116.14</b>

**II) Expenses recognised in Profit & Loss during the Period/ year:**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Current service cost	15.08	12.56
Past service cost	2.67	-
Interest cost	7.58	5.87
Expected Return on Plan Asset	-	-
Curtailment Cost	-	-
Settlement Cost	-	-
<b>Net Actuarial gains on the Obligation</b>	<b>-1.41</b>	<b>21.71</b>
<b>Expense recognised on the statement of Profit &amp; Loss</b>	<b>23.92</b>	<b>40.14</b>

**III) Changes in Defined Obligations**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Opening Defined benefit Obligation	118.14	82.18
Current service cost	15.08	12.56
Past service cost	2.67	-
Interest cost	7.58	5.87
Transfer In / Out	23.83	-
<b>Net Actuarial gains on the Obligation</b>	<b>-1.41</b>	<b>21.71</b>
Benefits Paid	8.38	4.17
<b>Closing Defined benefit Obligation</b>	<b>109.86</b>	<b>116.14</b>



*Handwritten signature/initials*

*Handwritten signature/initials*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

iv) Net benefit asset/ (liability) recognised in the balance sheet

(₹ in Lakhs)

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Present value of defined benefit obligation at the end of the period /	109.85		118.14
Less: Fair value of plan assets at the end of the period /Year	-		-
<b>Net benefit liability/(asset)</b>	<b>109.85</b>		<b>118.14</b>

iv) Principal assumptions used in determining gratuity obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Discount Rate	7.20%		6.75%
Salary Growth Rate	5.00%		5.00%
Normal Age of Retirement	60 Years		60 Years
Withdrawal Rate	5.00%		5.00%
Mortality Rate	100% of IALM 2012-14		100% of IALM 2012-14

Notes :

(1) The discount rate indicated above reflects the estimated timings and currency of benefit payments. It is based on the yield/rates available on applicable bonds as on the current valuation date.

(2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the general trend in inflation, seniority, promotions, past experience and other relevant factors such as demand and supply in employment market.

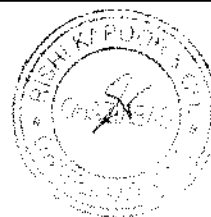
Particulars	Year ended March 31, 2026		Year ended March 31, 2025
(a) Impact of Discount rate on defined benefit obligation Increased by 1.00%	102.60		109.50
(b) Impact of Salary Escalation rate on defined benefit obligation Increased by 1.00%	116.80		127.00
(c) Impact of Attrition rate on defined benefit obligation Increased by 50.00%	112.90		121.60
(d) Impact of Mortality rate on defined benefit obligation Increased by 10.00%	109.90		118.20

**Defined benefit liability and employer contributions**

The weighted average duration of the defined benefit obligation is 7 years

The expected maturity analysis of undiscounted gratuity is as follows:

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Less than a year	31.10		16.60
More than 1 to 5 year	27.20		46.90
More than 5 to 10 year	48.90		39.10
More than 10 years	104.40		129.30



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

(₹ in Lakhs)

**Leave Encashment**

Particulars	As at March 31, 2026		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	61.21	58.04	119.25
<b>Total employee benefit obligations</b>	<b>61.21</b>	<b>58.04</b>	<b>119.25</b>

Particulars	As at March 31, 2025		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	12.37	109.80	122.18
<b>Total employee benefit obligations</b>	<b>12.37</b>	<b>109.80</b>	<b>122.18</b>

(i) Principal assumptions used in determining Leave Encashment obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Discount Rate	7.20%	6.75%
Salary Growth Rate	5.00%	5.00%
Normal Age of Retirement	60 Years	60 Years
Withdrawal Rate	5.00%	5.00%
Mortality Rate	100% of IALM 2012-14	100% of IALM 2012-14

**Notes :**

- (1) The discount rate indicated above reflects the estimated timing and currency of benefit payments. It is based on the yield/rates available on applicable bonds as on the current valuation date.
- (2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the general trend in inflation, seniority, promotions, past experience and other relevant factors such as demand and supply in employment market etc.

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
(a) Impact of Discount rate on defined benefit obligation increased by 1.00%	113.28	114.93
(b) Impact of Salary Escalation rate on defined benefit obligation increased by 1.00%	126.19	130.57
(c) Impact of Attrition rate on defined benefit obligation increased by 50.00%	121.60	124.40
(d) Impact of Mortality rate on defined benefit obligation increased by 10.00%	119.28	122.21

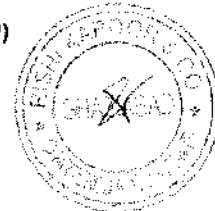
The weighted average duration of the defined benefit obligation is 5 years

The expected maturity analysis of undiscounted Leave Encashment is as follows:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Less than a year	61.21	12.37
More than 1 to 5 year	19.12	73.84
More than 5 to 10 year	34.80	26.61
More than 10 years	85.25	102.00

As valued by Actuarial Valuation Officer - Mr Vichitra Malhotra (KP Actuaries and Consultants LLP)

*(Signature)*



*(Signature)*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 31

**PAYABLE TO MICRO, SMALL AND MEDIUM ENTERPRISES**

Details dues to micro and small enterprises as defined under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006)

(₹ in Lakhs)

Particulars	As At		
	31-Mar-26		31-Mar-25
i) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting period/ year			
-- Principal amount due to micro and small enterprises	16.82		36.36
-- Interest due on above	0.15		1.75
ii) The amount of interest paid by the buyer in terms of section 16, of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting period/ year	-		-
iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-		-
iv) The amount of interest accrued and remaining unpaid at the end of each accounting period/ year	-		-
v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006	-		-
Disclosure of payable to vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the Company.			

*(Signature)*



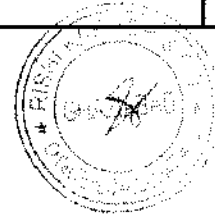
*(Signature)*



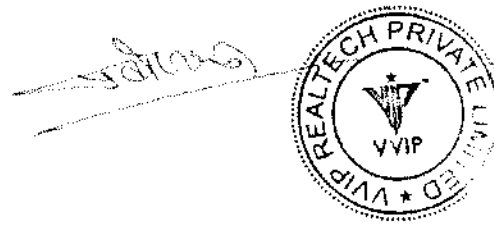
**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 32  
CORPORATE SOCIAL RESPONSIBILITY (CSR)

Information in respect of CSR Expenditure required to be spent by the company		(₹ in Lakhs)	
Particulars	As At March 31, 2026		As At March 31, 2025
Gross Amount required to be spent by the company during the year	18.99		7.22
Amount of expenditure incurred	120.38		48.50
Shortfall/(Excess) at the end of the year	-101.39		-41.28
Total of previous year shortfall/(Excess)	-61.50		-20.21
Reason for shortfall	NIL		NIL
Nature of CSR Activities	Welfare of Old age persons in Old Age Home by Setting up Orphanages		Welfare of Old age persons in Old Age Home by Setting up Orphanages



*Handwritten signature/initials*



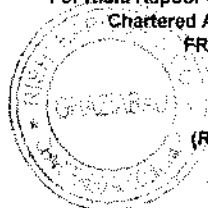
**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 33

**- ADDITIONAL REGULATORY INFORMATION**

- The title deeds of all the immovable properties of Project lands, except land of Projects VVIP Mangal & VVIP Addresses, Greater Noida (W), are held in the name of Company. Title deeds of land of Project VVIP Mangal is in the name of Tyag Landscape Private Limited on which Joint Venture was made to develop the project between both the companies and the Title deeds of land of Project VVIP Addresses, Greater Noida (W) is in the name of Lotus SRS Buildtech Private Limited on which Joint Development Agreement was made to develop the project between both the companies. Further, the company has not revalued any of its Property, Plant and Equipment and intangible assets during the period.
- (i) The Company has not revalued its Property, Plant and Equipment during the reporting years.
- (ii) **Loans and Advances granted to Promoters, Directors, KMP and Related Parties:** The Company has not made investments in, except Partnership/joint ventures/holding/subsidiaries, but provided guarantee or security for the holding company and has granted loans or advances during the year in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties during the year.
- (iv) There are no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988).
- (v) The Company has not taken working capital limits in excess of five crore rupees in aggregate from banks and other financial institutions on the basis of security of current assets.
- (vi) The Company is not declared as wilful defaulter by any bank or financial institution or other lender.
- (vii) The Company has not entered into any transactions with companies struck off under section 248 of the Companies Act, 2013.
- (viii) The Company do not have any charge to be registered with Registrar of Companies beyond the statutory period.
- (ix) (a) The Company has not advanced or loaned or invested any funds (either from borrowed funds or share premium or any other sources or kind of Funds) or in any other persons or entities including foreign entities with the understanding whether recorded in writing or otherwise that the intermediary shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company or provide any guarantee, security or the like on behalf of the ultimate Beneficiaries.
- (b) That no funds have been received by the company from any persons or entity including foreign entities with the understanding, whether recorded in writing or otherwise, that the company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding Party or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) That we had considered reasonable and appropriate audit procedures, in the circumstances based on such audit procedures nothing has come to our notice that caused us to believe that the representations under sub clause (a) and (b) contain any misstatement.
- (x) Balance of Unsecured Loans, Other Long Term Liabilities, Security Deposits (Received) / (Paid), Deposit against Joint Venture (Received) / (Paid), Trade Payables, Other Current Liabilities including Advance from Customers, Non-Current Investments, Other Non-Current Assets, Trade Receivables, Short Term Loans & Advances, Other Current Assets including deposit with GDA - under protest, Direct Cost, Sales & Other income as per GST, GST Payable / Recoverable have been taken at their book value and are subject to confirmation and reconciliation.

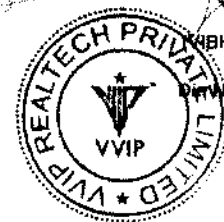
As Per Our Report of Even Date Attached  
For Rishi Kapoor & Company  
Chartered Accountants  
FRNo. 006615C



(Rishi Kapoor)  
Partner  
M.No.075483

For and on behalf of the Board of Directors

  
(PRAVEEN TYAGI)  
DIRECTOR  
Din No:00834200



(VIBHOR TYAGI)  
DIRECTOR  
Din No:01797579

Place : Ghaziabad  
Date : 27.05.2026  
UDIN :

**WVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

**Note No 34. RATIO ANALYSIS**

Ratio	Methodology	For the Year ended		Variance(%)	Explanation of variance more than 25%
		31.03.2026	31.03.2025		
Current Ratio	Total Current Assets over Total Current Liabilities	1.39	1.64	-15.63%	-
Debt-Equity Ratio	Debt over Total Shareholder Equity	0.67	0.21	222.65%	Due to increase in Total Debt
Debt-Service Coverage Ratio	EBITDA over Debt Service (Interest & Lease Payments + Principal Repayments)	1.84	3.44	-46.36%	Due to increase in Debt Service
Return on Equity Ratio	PAT over Total average Equity	0.15	0.24	-36.67%	Due to decrease in PAT
Inventory Turnover Ratio	Cost of goods sold over Average Inventory	0.19	0.35	-44.32%	Due to increase in Average Inventory
Trade Receivables Turnover Ratio	Revenue from Operations over Average Trade Receivables	0.55	0.72	-23.51%	-
Trade Payables Turnover Ratio	Cost of Revenue operations over Average Trade Payables	7.04	6.49	8.44%	-
Net Capital Turnover Ratio	Revenue from operations over Average Working Capital (i.e Total Current assets less Total current liabilities)	0.34	0.51	-34.44%	Due to increase in Average Working Capital
Net Profit Ratio	Net Profit over Revenue from operations	0.36	0.42	-13.78%	-
Return on Capital employed Ratio/ Return on Investment	Profit before tax & Interest (PBIT) over Average Capital employed (i.e Total Shareholders' Equity and Debts)	0.18	0.22	-20.27%	Due to decrease in PBIT



*[Handwritten signature]*

# VVIP REALTECH PRIVATE LIMITED

Formerly known as : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

CIN : U70101DL2007PTC170268

## SIGNIFICANT ACCOUNTING POLICIES & NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2026

Note No: 35

### A. Corporate Information

Vibhor Vaibhav Infrahome Private Limited was a Private Limited Company, incorporated on November 07, 2007. Thereafter, the name of the company was changed from Vibhor Vaibhav Infrahome Private Limited to VVIP Realtech Private Limited on May 04, 2026. The Corporate identification number of the company is **U70101DL2007PTC170268**. The Company is engaged in the business of Real Estate & Renting Services – Operating of Real Estate of Self Owned Buildings (Residential & Non Residential).

### B. Significant Accounting Policies

#### 1. Basis of accounting :-

A) These financial statements have been prepared and presented under the historical cost convention and evaluated on a going concern basis using the accrual system of accounting in accordance with the Accounting Principles Generally Accepted in India (Indian GAAP) including the Accounting Standards notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013.

B) The details of holding company is as under :

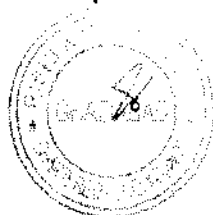
Holding Company	Country of Incorporation	Percentage of Holding
VVIP Infratech Limited (Formerly known as Vibhor Vaibhav Infra Private Limited)	India	90.02 (%)

C) The details of Subsidiary company is as under :

Subsidiary Company	Country of Incorporation	Percentage of Holding
VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited)	India	51.00 (%)
Colorcity Homes Private Limited	India	100.00 (%)
VVIP EMS Infrahome – Partnership Firm	India	51.00 (%)

#### 2. Use of Estimates :-

The preparation of the Financial Statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the period/year. The Management believes that the estimates used in preparation of the Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialize.



*[Handwritten signature]*



*[Handwritten initials]*

3. Revenue Recognition :-

The company is having seven projects namely VVIP Addresses, VVIP Assets, VVIP Style VVIP Mangal, VVIP Nest / VVIP Niwas and VVIP Addresses {Greater Noida (W)}.

**VVIP Addresses, VVIP Assets, VVIP Style:**

During the year, sales of the above said projects are recognized on actual basis, as the construction on the project has been completed except certain work, i.e., finishing/interior work of the flats. Up to 31.03.2018 sales were booked on application of percentage completion method after reducing EMI paid to customers.

During the period, Sale deeds of certain flats/shop/Plots are made. However proceeds/sales of these was booked through application of Percentage completion method .

**VVIP Mangal, VVIP Nest / VVIP Niwas :**

Sales are booked on the basis of application of percentage completion method (POCM).

**VVIP Addresses {Greater Noida(W)} :**

Revenue will be recognized on the basis of application of percentage completion method (POCM). During the year, revenue was not recognized as the conditions required for percentage completion method was not full filled. Details/Input required for Percentage Completion Method has been taken as per Certificate issued by the Management of the company.

4. Other Income :-

Interest income is accounted on accrual basis. Income other than interest income is accounted for when right to receive such income is established.

5. Property, Plants & Equipment :-

**Tangible Assets**

Property, Plants & Equipment are stated at their original cost of acquisition including taxes, freight and other incidental expenses related to acquisition and installation of the concerned assets less depreciation till date.

Subsequent expenditure incurred on an item of property, plant and equipment is added to the book value of that asset only if this increases the future benefits from the existing asset beyond its previously assessed standard of performance.

**Depreciation methods, estimated useful lives and residual value**

Depreciation on assets is provided on written down method at the rates and in the manner prescribed in Schedule II to the Companies Act, 2013. Schedule II to the companies Act 2013 prescribes the useful lives for various class of assets. For certain class of assets, based on technical evaluation and assessment, Management believes that the useful lives adopted by it reflect the period over which these assets are expected to be used.



*[Handwritten signature]*



*[Handwritten signature]*

Accordingly for those assets, the useful lives estimated by the management are different from those prescribed in the Schedule. Management's estimates of the useful lives for various classes of fixed assets are as given below:-

<b>Assets</b>	<b>Useful life</b>
Plant & Machinery	15 years
Office Equipment	5 years
Building	30 years
Motor Vehicles	8 years
Computer	3 years
Furniture & Fixtures	10 years

### **Intangible Assets**

The cost of intangible asset comprises its purchase cost including any taxes and directly attributable expenditure on making the asset ready for its intended use. It is accounted as purchase price less amortization, if any.

#### **6. Depreciation :-**

Depreciation on Property, Plants & Equipment is provided to the extent of depreciable amount on the Written down Value (WDV) Method. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013

#### **7. Impairment of Assets :-**

An asset is treated as impaired when the carrying cost of asset exceeds its recoverable value. Recoverable amount is the higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of the asset and from its disposal at the end of its useful life. Net selling price is the amount obtainable from sale of the asset in an arm's length transaction between knowledgeable, willing parties, less the costs of disposal. As told by the management of the company, no impairment loss is recognized during the year as there are no indicators of impairment found in the company.

#### **8. Cash and Cash Equivalents :-**

Cash and cash equivalents comprises Cash-in-Hand, Short-term Deposits and Balance in Current Accounts with Banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

#### **9. Investments :-**

**In Subsidiary company-**

**VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited)**

Investments are stated at cost price.



*(Signature)*



*(Signature)*

### **Colorcity Homes Private Limited**

During the year, the company has acquired 10,00,000 shares of Colorcity Homes Private Limited on 3<sup>rd</sup> October, 2025 by way of Purchase of shares from existing shareholders of the company. ( 1 Share is in the name of Shri Praveen Tyagi, Director of the Company, who is the nominee share holder on behalf of the Company). Thus acquired 10,00,000 shares (100%) of Colorcity Homes Private Limited and became the Holding Company w.e.f. 3<sup>rd</sup> October, 2025. As told by the management, No valuation has been done for purchase/ allotment of shares. Investments are stated at cost price.

### **VVIP EMS Infracome (Partnership Firm)**

Investments are stated at cost price +/- profit/ Loss of the Firm.

#### **10. Inventories :-**

Inventories are valued as under:-

##### **VVIP Addresses, VVIP Assets, VVIP Style :**

Inventories of unsold flats and are valued on cost price including direct & indirect expenses as the major portion of the job is completed.

##### **VVIP Mangal, VVIP Nest / VVIP Niwas :**

Inventories of Raw Materials, components, construction materials, stores, spares and loose tools and are valued at cost. Project and Construction work in progress are valued at cost including direct & indirect expenses till a major portion of the job is completed and thereafter also at cost. Cost includes direct & indirect expenses includes applicable borrowing cost vide policy relating to borrowing costs.

Property/developed land are valued at cost. Cost includes direct & indirect expenses and also includes applicable borrowing cost vide policy relating to borrowing costs.

##### **VVIP Addresses {Greater Noida(W)} :**

Inventories of Raw Materials, components, construction materials, stores, spares and loose tools and are valued at cost. Project and Construction work in progress are valued at cost including direct & indirect expenses till a major portion of the job is completed and thereafter also at cost. Cost includes direct & indirect expenses includes applicable borrowing cost vide policy relating to borrowing costs.

Property/developed land are valued at cost. Cost includes direct & indirect expenses and also includes applicable borrowing cost vide policy relating to borrowing costs.

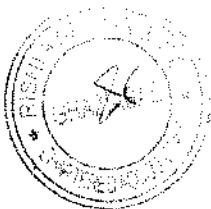
#### **11. Employee Benefits :-**

##### **I. Defined Contribution Plan**

The company's monthly contribution towards Employee Provident Fund and Employee State Insurance are accounted on accrual basis.

##### **II. Defined Benefit Plan**

Liabilities on account of Gratuity and Leave Encashment are accounted on the basis of Actuarial Valuation report and the same was charged to the statement of profit & Loss and provision has been made based on the certified actuarial report. Actuarial gain and losses in respect of post employment benefits are charged to the statement of profit & Loss.



*Signature*



*Signature*

## 12. Earning Per Share :-

Basic earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity share outstanding during the period. Diluted earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. However the basic and dilutive EPS of the company are same as there are no options, warrants or any dilutive potential equity shares during the year. Refer Note No 26 of Standalone Financial Statement for calculation of EPS.

## 13. Taxation & Deferred Tax:-

Income taxes are accounted for in accordance with Accounting Standard (AS-22) – "Accounting for taxes on income", notified under Companies (Accounting Standard) Rules, 2014. Income tax comprises of both current and deferred tax. Current tax is measured on the basis of estimated taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961. The tax effect of the timing differences that result between taxable income and accounting income and are capable of reversal in one or more subsequent periods are recorded as a deferred tax asset or deferred tax liability. They are measured using substantially enacted tax rates and tax regulations as of the Balance Sheet date. Deferred tax assets arising mainly on account of brought forward losses and unabsorbed depreciation under tax laws, are recognized, only if there is virtual certainty of its realization, supported by convincing evidence. Deferred tax assets on account of other timing differences are recognized only to the extent there is a reasonable certainty of its realization.

## 14. Foreign Exchange Transaction :-

Foreign Currency transactions are booked at the rate prevailing at the time of transaction and any Gain/loss arising out of fluctuations in exchange rate is accounted for at the year end as per AS-11 issued by the Institute of Chartered Accountants of India. There are no Foreign transactions in the company during the year.

## 15. Segment Reporting :-

The Company is engaged in the business of Real Estate, based on similarity of activities, risk and reward structure, organization structure and internal reporting system, the company has structured its operations into single operating segment and hence there is no reportable segment as per AS-17 "Segment Reporting".

## 16. Provisions, Contingent Liabilities and Contingent Assets:- (As-29)

Provisions are recognized only when there is a present obligation as a result of past events and when a reliable estimate of the amount of the obligation can be made.

Contingent Liabilities is disclosed in Notes to the account for:-

- (i) Possible obligations which will be confirmed only by future events not wholly within the control of the company or
- (ii) Present Obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.
- (iii) Bank Guarantee Rs. 56,38,948/-



*Handwritten signature*



*Handwritten initials*

Contingent assets are not recognized in the financial statement since this may result in the recognition of the income that may never be realized.

General:

Except wherever stated, accounting policies are consistent with the generally accepted accounting principles and have been consistently applied.

**(B) Notes on Financial Statements**

1. The detail of the parties in the Form of MSME and Non MSME has been provided by the Management. Further the management has also confirmed that during the period No Company has been Stuck Off, from which the Company had done any transactions.
2. Previous years; figures have been regrouped/ recast to make them comparable with the current period figures.
3. The title deeds of all the immovable properties of Project lands, except land of Projects VVIP Mangal & VVIP Addresses, Greater Noida (W), are held in the name of Company. Title deeds of land of Project VVIP Mangal is in the name of Tyag Landscape Private Limited on which Joint Venture was made to develop the project between both the companies and the Title deeds of land of Project VVIP Addresses, Greater Noida (W) is in the name of Lotus SRS Buildtech Private Limited on which Joint Development Agreement was made to develop the project between both the companies. Further, the company has not revalued any of its Property, Plant and Equipment and intangible assets during the period.
4. No proceedings have been initiated / or are pending, during the period against the company as on 31<sup>st</sup> March 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules thereon.
5. The company has not defaulted in the repayment of loans or in the payment of interest to their lenders.
6. The company is having one layer of Subsidiaries as defined under Companies (Restriction on Number of Layers) Rules, 2017.
7. The Company has not done any arrangements as per section 230 to 237 of the Companies Act, 2013.
8. The Company does not deal in Crypto Currencies during the Period.
9. The company has no working capital except project loan limit and thus is not required to submit statements with banks and other financial institutions.



*[Handwritten signature]*



*[Handwritten signature]*

10. There was no transaction that has been surrendered or disclosed as income during the period in tax assessments under the Income Tax Act.
11. Balance of Unsecured Loans, Other Long Term Liabilities, Security Deposits (Received) / (Paid), Trade Payables, Other Current Liabilities including Advance from Customers, Non-Current Investments, Other Non-Current Assets, Trade Receivables, Short Term Loans & Advances, Other Current Assets, Direct Cost, Sales & Other Income as per GST, GST Payable / Recoverable have been taken at their book value and are subject to confirmation and reconciliation.
12. As told by the management of the company, in some cases company is charging/depositing GST on actual amount received from customers basis and in some cases GST is being charged/deposited on due basis. Further No GST has been charged on fresh sales on certain projects as the management has told that project has been completed except certain work, i.e. finishing/interior work of the flats is pending. However no reconciliation of GST is provided. The management has told that on completion of the Projects, Turnover and GST will automatically be reconciled.
13. Cost of Land, Construction and its other expenditure has been arrived by adding purchases, Labor Charges, Finance Charges for Project and Other expenditure directly related to the project.

14. Payments to Auditors:

<b>Auditors Remuneration</b>	<b>2025-26</b>	<b>2024-25</b>
Audit Fees	8,00,000/-	8,60,000/-
Tax Audit Fees	1,00,000/-	1,00,000/-
<b>Total</b>	<b>9,00,000/-</b>	<b>9,60,000/-</b>

15. As certified by the directors, all amounts in the Balance Sheet relating to Sundry Creditors, Unsecured Loans, Deposits, Loans and advances are shown at net realizable value or net payable as the case may be.
16. As certified by Company that it has received written representation from all the Directors, That Companies in which they are Directors had not defaulted in terms of section 164 (2) of the Companies Act, 2013, and that representation of Directors taken in Board that None of the Director is disqualified from being appointed as Director of the Company.



*[Handwritten signature]*



*[Handwritten signature]*

17. All assets and liabilities are presented as Current or Non-current as per criteria set out in Revised Schedule VI to the Company's Act, 1956 Notified by the Ministry of Corporate affairs vide Notification No. SO447(E) Dated 28th February, 2011 and SO653(E) Dated 30th March, 2011. Based on the nature of operation of the company and realization from the trade receivable, the company has ascertained its operating cycle of less than 12 months. Accordingly 12 months period has been considered for the purpose of Current /Non-current classification of assets & liabilities.

**In terms of Our Separate Audit Report of Even Date Attached.**

**For Rishi Kapoor & Company  
Chartered Accountants  
F.R.No: 006615C**

  
**(Praveen Tyagi)  
Director  
DIN : 00834200**

**(Vaibhav Tyagi)  
Director  
DIN : 01797558**

  
**(Rishi Kapoor)  
Partner  
M.No. : 075483**

**Place: Ghaziabad  
Date : 27.05.2026**







**RISHI KAPOOR & COMPANY  
CHARTERED ACCOUNTANTS**

Plot No. 10, Advocate Chambers, RDC, Raj Nagar  
GHAZIABAD-201002  
Phones: 0120-4371050, Fax: 4371070, (M) 9910385499  
Email: [carishikapoor@yahoo.co.in](mailto:carishikapoor@yahoo.co.in)

**INDEPENDENT AUDITOR'S REPORT**

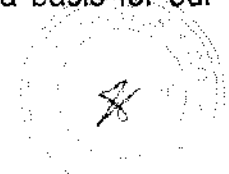
**TO  
THE MEMBERS OF  
VVIP REALTECH PRIVATE LIMITED  
(Formerly Known as Vibhor Vaibhav Infracore Private Limited)**

**REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS**

We have audited the accompanying Consolidated financial statements of **VVIP Realtech Private Limited (Formerly known as Vibhor Vaibhav Infracore Private Limited)** ("herein referred to as 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 and the consolidated statement of Cash Flows for the year then ended and notes to consolidated financial statements including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements"). In our opinion and to the best of our information and according to the explanations given to us, 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 accounting principles generally accepted in India, of the consolidated state of affairs of the Company as at 31 March 2026, of its consolidated statement of profit and Loss, and consolidated cash flows for the year then ended.

**BASIS FOR OPINION**

We conducted our audit 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 ethical requirements that are relevant to our audit of the consolidated financial statements in terms of the Code of Ethics issued by the Institute of Chartered Accountants of India and the relevant provisions of the Act, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion on the consolidated financial statements.



## KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. There are no such matters which are required to be 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.

The other auditor of the Subsidiary, Colorcity Homes Private Limited has specified Accounting treatment for the effects of the Resolution plan as the key Audit Matter in the Financial Statement of Colorcity Homes Private Limited.

Details regarding the resolution plan implemented in the company pursuant to a corporate insolvency resolution process concluded during the year ended 31st March 2026 under Insolvency and Bankruptcy Code, 2016. Accounting for the effects of the resolution plan is considered by us to be a matter of most significance due to its importance to intended users understanding of the Financial Statements.

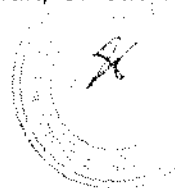
Further he has specified that we have performed the following procedures to determine whether the effect of Resolution Plan has been appropriately recognized in the Financial Statements:

- Reviewed management's process for review and implementation of the Resolution Plan.
- Reviewed the provisions of the Resolution Plan to understand the requirements of the said Plan and evaluated the possible impact of the same on the financial statements.
- Verified the payment of funds on test check basis as per the Resolution Plan.
- Tested the implementation of provisions of the Resolution Plan in computation of balances of liabilities owed to financial and operational creditors.
- Evaluated whether the accounting principles applied by the management fairly present the effects of the Resolution Plan in financial statements in accordance with the principles of GAAP (AS).
- Tested the related disclosures made in notes to the financial statements in respect of the implementation of the resolution plan.

## OTHER INFORMATION

The Holding Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the *Management Discussion and Analysis, Board's report including Annexure to Board Report, Business Responsibility Report, Corporate Governance and Shareholder's Information.*

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available 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.



## **MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS**

The Holding Company's Management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated state of affairs, consolidated profit/ loss and consolidated cash flows of the Group in accordance with accounting principles generally accepted in India.

The respective Management and Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of each company and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Management and Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and Board of Directors of the companies included in the Group are responsible for assessing the ability of each company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of each company.

## **AUDITOR'S RESPONSIBILITY**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act.

Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether consolidated financial statements are free from material misstatement.

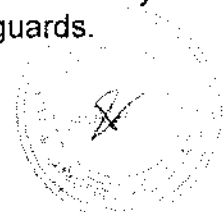


As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance of the Holding company and such other companies included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

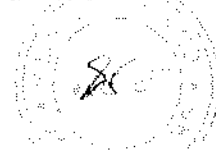


From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### **OTHER MATTER**

We draw attention to the following events that occurred during the financial year ended 31st March 2026, which are relevant to the consolidated financial statements:

- 1. Acquisition of Subsidiary Colorcity Homes Private Limited :** The Company, Colorcity Homes Private Limited was engaged into development and sale of group housing real estate projects. The company went into Corporate Insolvency Resolution Process ("CIRP") underlying company petition CP (IB) No. 04/ALD/2020 filed by M/S Neon Vincom Pvt. Ltd. on 02.03.2023 and M/s VVIP Realtech Private Limited (formerly known as Vibhor Vaibhav Infrahome Private Limited) has acquired the company as Successful Resolution Applicant(SRA) vide NCLT order no. IA (PLAN) NO.01/2024 dated 14th June 2024. The said order was stayed by Honourable NCLAT vide their order No: IA No. 5674 of 2024 dated 13th August 2024. The said appeals bearing Company Appeal (AT) (Ins) Nos. 1561 to 1564 of 2024 were withdrawn by the appellants vide Dy. No. 991011006828 of 2025 pursuant to the order dated 28.07.2025 passed by the Hon'ble NCLAT. Further, Company Appeal (AT) (Ins) No. 1600 of 2024 was also withdrawn by the appellant pursuant to order dated 29.08.2025 passed by the Hon'ble NCLAT. Pursuant to approval of the Resolution Plan by the Hon'ble National Company Law Tribunal ("NCLT"), effects of the approved Resolution Plan have been considered in the financial statements wherever applicable. As per the approved Resolution Plan, the entire existing shareholding of the Company stood extinguished and fresh infusion of capital of Rs. 1,00,00,000 (Rupees One Crore only) was made by the VVIP Realtech Private Limited (formerly known as Vibhor Vaibhav Infrahome Private Limited) as Successful Resolution Applicant(SRA) and shares were allotted on 03.10.2025. As per the report of the other Auditor of Colorcity Homes Private Limited , Comparative figures for the previous year have not been presented / are not available, as these financial statements are being prepared subsequent to the implementation of the CIRP Resolution Plan and the requisite historical data is presently not available. Resolution Professional could not find the Books of Accounts of the Corporate Debtors and ROC related compliances were also pending post 2020. Pursuant to the approval of the Resolution Plan by the Hon'ble National Company Law Tribunal ("NCLT") under the provisions of the Insolvency and Bankruptcy Code, 2016, the management has reassessed the future business operations and financial position of the Company. Considering the implementation of the approved Resolution Plan and the financial and operational support expected from the Successful Resolution Applicant, the financial statements have been prepared on a going concern basis. Further, the financial statements of the Company have been prepared for the period from 03.10.2025 to 31.03.2026, being the period subsequent to the implementation of the Resolution Plan, and accordingly, the profit for the period has been



determined for the said period only and consolidated accordingly. The investment has been recorded at cost price in the books of accounts. As represented by the Management, no valuation was carried out for the purchase/allotment of shares. Accordingly, no goodwill has arisen on acquisition and the value of goodwill is considered Nil.

2. The Financial Statement of VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) reflects total assets of Rs 13767.79 Lacs as on 31<sup>st</sup> March 2026, total revenue of Nil lakhs and net profit after tax of (20.85) lakhs, for the year ended 31st March, 2026, whose financial results have been audited by other auditor in accordance with Standards on Auditing notified under section 143 of the Act and in accordance with their report furnished to us by the management.
3. The Financial Statement of Colorcity Homes Private Limited reflects total assets of Rs 561.41 Lacs as on 31<sup>st</sup> March 2026, total revenue of 1725.00 lakhs and net profit after tax of 28.94 lakhs, for the year ended 31st March, 2026, whose financial results have been audited by other auditor in accordance with Standards on Auditing notified under section 143 of the Act and in accordance with their report furnished to us by the management.
4. The Financial Statement of VVIP EMS Infrahome reflects total assets of Rs 12904.90 Lacs as on 31<sup>st</sup> March 2026, total revenue of Rs 12865.52 lakhs and net profit after tax of 2170.13 lakhs, for the year ended 31st March, 2026, whose financial results have been audited by other auditor in accordance with Standards on Auditing and in accordance with their report furnished to us by the management.

Our opinion above on the Consolidated Financial Statement and our report on other legal and regulatory requirements below, are not modified in respect of the above matters with respect to our reliance on the work done by and the report of other auditor.

#### **Emphasis of Matter (EOM)**

The Company, Colorcity Homes Private Limited has undergone Corporate Insolvency Resolution Process (CIRP) under the Insolvency and Bankruptcy Code, 2016 and that the Resolution Plan approved by the Hon'ble National Company Law Tribunal (NCLT) has been implemented during the year.

Pursuant to the implementation of the approved Resolution Plan, there has been a fundamental restructuring of the Company's capital structure, including extinguishment/cancellation of existing equity shares, and significant changes in the recognition and measurement of assets and liabilities.

In view of the aforesaid restructuring and as explained in the said Note, the financial statements have been prepared on a restructured basis and the figures of the previous year have not been presented as the historical data is presently not available. Resolution Professional could not find the Books of Accounts of the Corporate Debtors and ROC related compliances were also pending post 2020.



The Corporate Insolvency Resolution Process ("CIRP") was initiated pursuant to a petition filed by one of its Financial Creditor, M/S Neon Vincom Pvt. Ltd. under Section 7 of the Insolvency and Bankruptcy Code, 2016 ("IBC"). M/S Neon Vincom Pvt. filed the petition before the National Company Law Tribunal, Allahabad Bench, Prayagraj ("Adjudicating Authority") vide Company Petition No. CP (IB) No. 04/ALD/2020 . The Adjudicating Authority admitted the said petition and the CIRP for the Company commenced on March 02, 2023. The CIRP culminated into the approval of the Resolution Plan submitted by VVIP Realtech Private Limited (formerly known as Vibhor vaibhav Infrahome Private Limited) by the Adjudicating Authority vide its order dated June 14th, 2024 ("Order").

Accordingly, keeping in view the Order dated June 14, 2024:

- CIRP costs - The total CIRP cost is assumed to be approx. INR 50,00,000/- upto the date of approval of Resolution plan. As such the resolution applicant proposes to pay INR 50,00,000/- or the actual cost incurred as on the Approval date and the same shall be paid towards full and final payment of the insolvency Resolution process cost payable in terms of Section 30(2)(a) of the code and regulation 38(1)(a) of the CIRP Regulations. Actual cost incurred is Rs 59,00,000/- due to which excess 9,00,000/- capitalized to Land cost.
- Unsecured Financial Creditors (Whose claims have been admitted upto the date of filing of Resolution Plan) - The Unsecured financial creditors have been paid 100% of the admitted amount i.e INR 5,31,00,000 (Indian Rupees Five crores Thirty One Lacs ) and the same was paid with in 100 days from the approval date.
- Unsecured Financial Creditors in class (Home Buyers) (Whose claims have been admitted upto the date of filing of Resolution Plan) - The Home Buyers have been paid 100% of the admitted amount i.e INR 6,13,22,264.57 (Indian Rupees Six crores Twenty-Eight Lacs Seventeen Thousand Three hundred thirty five and fifty seven paisa only) and the same has been paid with in 100 days from the approval date. One Financial creditor in class amounting to Rs. 14,95,074/- is also not traceable therefore company has created FDR of the same amount.
- Unsecured Financial Creditors (Claims under Verification) - As per Information Memorandum and addendums thereto/updated list of claims it can be seen that claims amounting to INR 5,93,09,612.06/- pertaining to Unsecured Financial Creditor are still under verification.
- The resolution applicant proposed to pay them out of total contingency pool-1 of INR 75,00,000/- on pro rata basis, to such Unsecured Financials creditors whose claims are under verification and the same shall be paid within 150 days from the approval date. The said amount shall only be payable to the creditors whose claims are admitted. The surplus of contingency pool-1, if any shall belong to Resolution Applicant

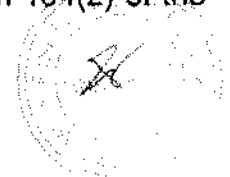


- Unsecured Financial Creditors in class ( Claims under verification) - As per information Memorandum and addendums thereto/updated liist of claims it can be seen that claims amounting to INR 20,62,96,360.98 (Indian rupees Twenty crore sixty two lacs ninety six thousand three hundred sixty and Ninety eight paisa) pertaining to Unsecured Financial Creditor in class are still under verification.
- The Resolution applicant subject to clause 1.3.3.2 & 1.3.3.3 proposes to pay them out of total contingency Pool-II of INR 2,50,00,000/- on pro rata basis, to such unsecured financial creditors in class whose claims are under verification and the same shall be paid within 150 days from the approval date. The said amount shall only be payable to the creditor whose claims are admitted. The surplus of the contingency pool-i, if any shall belong to Resolution Applicant. In this Category, claims of Rs. 4,94,82,047/- were admitted by the honourable NCLT. Financial creditor in Class whose claim was admitted for Rs. 2,23,19,210/- is not willing to get the payment as per approved resolution plan. Therefore the company has created FDR of Rs. 2,23,19,210/- for payment of their claim and other unclaimed amounts. Balance amount in the contingency pool has been paid.
- Financial Creditors/Operational Creditors (No Claim Received) - The Resolution Applicant proposes to pay propotionate amount of total contingency pool-III of INR 25,00,000/- (Indian Rupees Twenty five lacs) on pro rata basis, to the creditors who have not filed their claims with the resolution professional. The same shall be payable subject to succesful verification of claims by the resolution applicant within 150 days from the Approval date. The surplus of contingency pool-III, if any shall belong to Resolution Applicant.
- Financial Creditor in class (no claim received) - The Resolution Applicant proposes to pay them out of total contingency pool IV of INR 75,00,000/- (Indian Rupees Seventy five Lacs) on pro rata basis, to the creditors who have not filed their claims with the resolution professional. The same shall be payable subject to successful verification of claims by the Resolution applicant and submission of documents by such creditors as stated in clause 1.3.3.2 & 1.3.3.3. The same shall be paid within 150 days from the Approval date. The surplus of the contingency pool IV, if any shall belong to Resolution Applicant.
- The said order was stayed by Honourable NCLAT vide their order No: IA No. 5674 of 2024 dated 13th August 2024. The said appeals bearing Company Appeal (AT) (Ins) Nos. 1561 to 1564 of 2024 were withdrawn by the appellants vide Dy. No. 991011006828 of 2025 pursuant to the order dated 28.07.2025 passed by the Hon'ble NCLAT. Further, Company Appeal (AT) (Ins) No. 1600 of 2024 was also withdrawn by the appellant pursuant to order dated 29.08.2025 passed by the Hon'ble NCLAT.



## REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, we further report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the aforesaid consolidated financial statements.
  - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the report of other auditor of subsidiary .
  - c) The Holding company doesn't have any branch office, the accounts of which have been audited by person other than company's auditor under section 143(8) of the Companies Act 2013. Hence clause (c) of section 143 (3) does not apply to the company. However the Subsidiary Company i.e VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) and Colorcity Homes Private Limited is audited by other auditor which is reported in Other Matter paragraph above.
  - d) The consolidated balance sheet, the consolidated statement of profit and loss and the consolidated statement of cash flows dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
  - e) In our opinion, the aforesaid Consolidated financial statements comply with the applicable Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules 2014;
  - f) There are no observations or comments on the financial transactions or matters which have an adverse effect on the functioning of the Holding Company and its Subsidiaries.
  - g) On the basis of written representations received from the directors of the Holding Company as on 31 March 2026 taken on record by the Board of Directors of the Holding Company and on the basis of written representations received by the management from directors of its subsidiaries and the report of other auditor of subsidiary, which are incorporated in India, as on 31 March 2026, none of the directors of the Group companies incorporated in India is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164(2) of the Act.



- h) There are no qualifications, reservations or adverse remark relating to maintenance of accounts and other matters connected therewith.
- i) With respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate report in "Annexure B", and
- j) With respect to the other matters to be included in the Auditor's Report in accordance with requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanation given to us, We report that the remuneration paid by the Holding Company to its directors during the year is in not in compliance with the provisions of section 197 of the Act. However, the Company has passed a Special Resolution on 25<sup>th</sup> June 2025 in an Extraordinary General meeting approving the revision in remuneration of Mr Vibhor Tyagi in case of inadequate profits and MGT -14 has been filed by the company. Further we report that based on the report of other Auditor, no remuneration is paid by the Subsidiary Company i.e VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) to its Director and hence section 197 is not applicable and no information with respect to Section 197 is provided by the auditor of Colorcity Homes Private Limited.
- k) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of report of other auditor on Separate Financial Statement and other financial information of the subsidiary incorporated in India whose financial statement have been audited by us:
- i. The Holding Company and its Subsidiaries did not have any pending litigations which may have an impact on the consolidated financial position of the Group.
  - ii. The Holding Company and its Subsidiaries did not have any long-term contracts including derivative contracts; as such the question of commenting on any material foreseeable losses thereon does not arise.
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the company.
  - iv. a) The respective Management of Holding Company and its Subsidiaries, incorporated in India whose Financial Statement have been audited under the Act by us and the other auditors of Subsidiaries has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of Funds) by the company to or to any other persons or entities including foreign entities with the understanding whether recorded in writing or otherwise, that the intermediary shall,



directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company or provide any guarantee, security or the like on behalf of the ultimate Beneficiaries.

b) The respective Management of Holding Company and its Subsidiaries, incorporated in India whose Financial Statement have been audited under the Act by us and the other auditors of Subsidiaries has represented, that, to the best of its knowledge and belief, that no funds have been received by the company from any persons or entity including foreign entities with the understanding, whether recorded in writing or otherwise, that the company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding Party or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

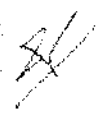
(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under sub clause (a) and (b) contain any material misstatement.

- v. The Board of Directors of the Group have not declared or paid any dividend during the year as per section 123 of the Companies Act 2013.
- vi. Based on our examination which included test checks, the Holding Company and its Subsidiaries has used accounting software for maintaining its books of account, which have a feature of recording audit trail (edit log) facility for all relevant transactions recorded in the respective software.

Further, for the periods where audit trail (edit log) facility was enabled, we and respective auditor of Subsidiaries did not come across any instance of the audit trail feature being tampered with.

Place: Ghaziabad  
Date : 27/05/2026

For Rishi Kapoor & Company  
Chartered Accountants  
FRNo. 006615C



(Rishi Kapoor)  
Partner  
M.No.075483

**Annexure A to the Independent Auditors' Report**  
**(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

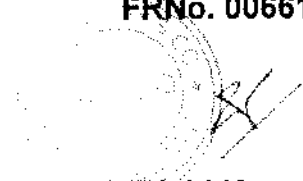
**The Annexure A referred to in Independent Auditors Report to the Members of the Company on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March 2026, we report that:**

xxi. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the Company and other auditor of its subsidiaries included in the consolidated financial statements of the Company, to which reporting under CARO is applicable, we report that there are no qualifications or adverse remarks in these CARO reports. Since VVIP EMS Infrahome is a partnership firm in which the company has 51% interest and it is considered as a subsidiary of the company for the purpose of consolidation, the provisions of CARO 2020 are not applicable to such entity, as it is not a company. Accordingly, reporting under paragraph 3(xxi) of the Order does not arise.

<b>Name of the entities</b>	<b>CIN</b>	<b>Subsidiary</b>
VVIP Realtech Private Limited (Formerly Known as Vibhor Vaibhav Infrahome Private Limited)	U70101DL2007PTC170268	Holding
VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited)	U70101DL2012PTC242984	Subsidiary
Colorcity Homes Private Limited	U70100UP2013PTC061038	Subsidiary

**For Rishi Kapoor & Company**  
**Chartered Accountants**  
**FRNo. 006615C**

**Date : 27/05/2026**  
**Place: Ghaziabad**

  
**(Rishi Kapoor)**  
**Partner**  
**M.No.075483**

**Annexure B to the Independent Auditors' Report**  
**(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

The Annexure referred to in Independent Auditors Report to the Members of the Company on the Consolidated Financial Statements for the year ended 31st March 2026, we report that:

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

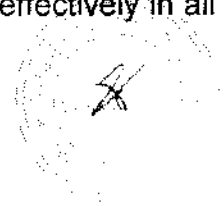
We have audited the internal financial controls over financial reporting **VVIP Realtech Private Limited (Formerly known as Vibhor Vaibhav Infrahome Private Limited)** ("the Company") as of 31 March 2026, in conjunction with our audit of the Standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation, and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

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

A circular stamp with a signature inside, located in the bottom right corner of the page. The signature is handwritten and appears to be 'A'. The stamp is partially faded and overlaps with the text of the Auditors' Responsibility section.

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

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

### **Meaning of Internal Financial Controls over Financial Reporting**

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

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of Standalone 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 Standalone financial statements.

### **OTHER MATTER**

1. The Financial Statement of VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) reflects total assets of Rs 13767.79 Lacs as on 31<sup>st</sup> March 2026, total revenue of Nil lakhs and net profit after tax of (20.85) lakhs, for the year ended 31<sup>st</sup> March, 2026, whose financial results have been audited by other auditor in accordance with Standards on Auditing notified under section 143 of the Act and in accordance with their report furnished to us by the management.
2. The Financial Statement of Colorcity Homes Private Limited reflects total assets of Rs 561.41 Lacs as on 31<sup>st</sup> March 2026, total revenue of 1725.00 lakhs and net profit after tax of 28.94 lakhs, for the year ended 31<sup>st</sup> March, 2026, whose financial results have been audited by other auditor in accordance with Standards on Auditing notified under section 143 of the Act and in accordance with their report furnished to us by the management.



3. The Financial Statement of VVIP EMS Infrahome reflects total assets of Rs 12904.90 Lacs as on 31st March 2026, total revenue of Rs 12865.52 lakhs and net profit after tax of 2170.13 lakhs, for the year ended 31st March, 2026, whose financial results have been audited by other auditor in accordance with Standards on Auditing and in accordance with their report furnished to us by the management.

**Inherent Limitations of Internal Financial Controls over Financial Reporting**

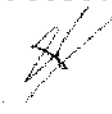
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal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

**Opinion**

In our opinion , the company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Place: Ghaziabad  
Date : 27.05.2026

For Rishi Kapoor & Company  
Chartered Accountants  
FRNo. 006615C

  
(Rishi Kapoor)  
Partner  
M.No.075483

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED  
CIN : U70101DL2007PTC170268  
CONSOLIDATED BALANCE SHEET AS AT 31st MARCH 2026

		(₹ in Lakhs)	
PARTICULARS	NOTE NO.	AS AT 31.03.2026	AS AT 31.03.2025
<b>I. EQUITY &amp; LIABILITIES</b>			
<b>1. SHAREHOLDER FUNDS</b>			
a Share Capital	1	676.50	678.50
b Reserves & Surplus	2	6022.67	5077.41
c Money received against Share Warrants		-	-
<b>MINORITY INTEREST</b>		2217.35	1184.20
<b>2. SHARE APPLICATION MONEY PENDING ALLOTMENT</b>			
<b>3. NON CURRENT LIABILITIES</b>			
a Long Term Borrowings	3	12406.86	5806.46
b Deferred Tax Liabilities (Net)		-	-
c Other Long Term Liabilities	4	1544.47	1359.40
d Long Term Provisions	5	210.09	244.06
<b>4. CURRENT LIABILITIES</b>			
a Short Term Borrowings	6	932.01	201.32
b Trade Payables	7		
(i) Total outstanding dues of MSME		38.00	47.05
(ii) Total outstanding dues of other than MSME		4649.79	3356.56
c Other Current Liabilities	8	27457.22	8681.42
d Short Term Provisions	9	1275.57	1296.47
<b>Total</b>		<b>57430.53</b>	<b>27810.85</b>
<b>II. ASSETS</b>			
<b>1. NON CURRENT ASSETS</b>			
a Property, Plant & Equipment and Intangible Assets	10		
(i) Property, Plant & Equipment		465.26	288.29
(ii) Intangible Assets		18.94	18.94
(iii) Capital Work in Progress		-	-
(iv) Intangible Assets Under Development		-	-
(v) Fixed Assets held for Sale		-	-
b Non Current Investments	11	1973.33	2634.82
c Deferred Tax Assets (Net)	12	72.41	80.91
d Long Term Loans & Advances		-	-
e Other Non Current Assets	13	233.96	184.22
<b>2. CURRENT ASSETS</b>			
a Current Investments		-	-
b Inventories	14	36464.08	15001.19
c Trade Receivables	15	8815.48	5012.19
d Cash & Cash Equivalents	16	2347.14	1913.49
e Short Term Loans & advances	17	5621.91	2058.18
f Other Current Assets	18	1418.01	758.64
<b>Total</b>		<b>57430.53</b>	<b>27810.85</b>

Significant Accounting Policies & Notes on Account 37

Notes 1 to 37 form an integral part of financial statements  
As Per Our Report of Even Date Attached  
For Rishi Kapoor & Company  
Chartered Accountants

FRNo. 006915C

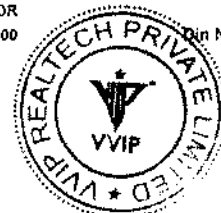
(Rishi Kapoor)  
Partner  
M.No.075483

For and on behalf of the Board of Directors

(PRAVEEN TYAGI)  
DIRECTOR  
Din No:00834200

(VIBHOR TYAGI)  
DIRECTOR  
Din No:01797579

Place : Ghaziabad  
Date : 27.05.2026  
UDIN :



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED  
CIN : U70401DL2007PTC170268  
**STATEMENT OF CONSOLIDATED PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2026**

PARTICULARS	NOTE NO.	(₹ in Lakhs)	
		FOR THE YEAR ENDED 31.03.2026	FOR THE YEAR ENDED 31.03.2025
<b>I. CONTINUING OPERATIONS</b>			
1 Revenue from Operations	19	15406.17	16982.89
2 Other Income	20	113.12	72.25
<b>TOTAL INCOME</b>		<b>15519.30</b>	<b>17055.14</b>
<b>3 EXPENSES</b>			
a Cost of Revenue Operations	21	30783.40	24180.58
b Purchase of Stock in Trade	22	1626.73	-
c Change in Inventories of Finished Goods, Work in Progress & Stock in Trade	23	-21467.70	-12570.86
d Employee Benefit Expenses	24	502.89	716.33
e Finance Costs	25	31.97	45.12
f Depreciation & Amortisation Expenses	10	99.34	63.67
g Other Expenses	26	568.37	870.82
<b>TOTAL EXPENSES</b>		<b>12124.00</b>	<b>13305.66</b>
4 Profit / (Loss) before Exceptional & Extraordinary Items & Tax ((1+2)-3)		<b>3395.30</b>	<b>3749.48</b>
5 Exceptional Items		-	-
6 Profit / (Loss) before Extraordinary Items & Tax (4+/-5)		<b>3395.30</b>	<b>3749.48</b>
7 Extraordinary Items		-	-
8 Profit / (Loss) before Tax (6+/-7)		<b>3395.30</b>	<b>3749.48</b>
<b>9 Tax Expenses</b>			
a Current Tax Expenses for Current Year		1335.46	1400.00
b MAT Credit (Where applicable)		-	-
c Firm Tax		-	1.13
d Current Tax Expenses Relating to Prior Years		72.93	-19.66
e Net Current Tax Expenses		1408.40	1381.47
f Deferred Tax Asset / (Liability)	12	11.50	20.45
<b>Total</b>		<b>1396.90</b>	<b>1361.02</b>
10 Profit / (Loss) from Continuing Operations (8+/- 9)		<b>1998.40</b>	<b>2388.45</b>
10A Minority Interest		1053.15	1163.16
10B Profit attributable to Owners of the Company		945.26	1225.29
11 Profit / (Loss) from Discontinuing Operations Before Tax		-	-
12 Tax Expenses of Discontinuing Operations		-	-
13 Profit / (Loss) from Discontinuing Operations After Tax (11+/-12)		-	-
14 Profit / (Loss) For the Year (10+/-13)		<b>945.26</b>	<b>1225.29</b>
<b>16 Earning per Share (of Rs.10/- each) :</b>	27		
a Basic		13.97	18.11
b Diluted		13.97	18.11
<b>Weighted Average Number of shares used in computing earning per share</b>			
a Basic (Nos.)		6765000	6765000
b Diluted (Nos.)		6765000	6765000
<b>Significant Accounting Policies &amp; Notes on Account</b>	37		

Notes 1 to 37 form an integral part of financial statements  
As Per Our Report of Even Date Attached  
For Rishi Kapoor & Company  
Chartered Accountants  
FR No. 095515C

(Rishi Kapoor)  
Partner  
M.No.075483

For and on behalf of the Board of Directors

(PRAVEEN TYAGI)  
DIRECTOR

(VIBHOR TYAGI)  
DIRECTOR

Din No:00834200

Dkt No:01797579



Place : Ghaziabad  
Date : 27.05.2026  
UDIN :

**CONSOLIDATED CASH FLOW STATEMENT**  
**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

(₹ in Lakhs)

PARTICULARS	Year Ended 31st Mar 2026
<b>A CASH FLOW FROM OPERATING ACTIVITIES:</b>	
Net profit / (Loss) after interest and before tax	3395.30
Less:- Interest Received	90.05
Less:- Profit on sale of PPE/ Investment	-
<b>Add: Non Cash Item Items</b>	
Depreciation	98.34
Interest Paid	31.97
<b>Operating Profit/(Loss) before Working Capital changes</b>	<b>3435.56</b>
<u>Adjustments for:</u>	
Increase/ (Decrease) in Trade payables	1284.18
Increase/ (Decrease) in other current liabilities	18775.81
Increase/ (Decrease) in Provisions	31.16
(Increase)/ Decrease in short term loans & advances	-3563.73
Increase/ (Decrease) in other Long term liabilities	185.07
(Increase)/ Decrease in Inventories	-21462.89
(Increase)/ Decrease in Trade Receivable	-3803.29
(Increase)/ Decrease in Other Non Current Assets	-49.74
(Increase)/ Decrease in Other Current Assets	-659.37
<b>NET CASH FROM/(USED IN) OPERATING ACTIVITIES</b>	<b>-5827.24</b>
Less :- Direct Taxes Paid	1494.43
	<b>-7321.67</b>
<b>B CASH FLOW FROM INVESTING ACTIVITIES:</b>	
Purchase of Property, Plant & Equipments	-295.32
Sale Proceeds from sale of Property, Plant & Equipment	-
Purchase / (Sale) of Investments	661.49
Interest Received	90.05
<b>NET CASH FROM/(USED IN) INVESTING ACTIVITIES</b>	<b>456.22</b>
<b>C CASH FLOW FROM FINANCING ACTIVITIES:</b>	
Increase/ (Decrease) in Long & Short term borrowings	7331.09
Interest Paid	-31.97
<b>NET CASH FROM/(USED IN) FINANCING ACTIVITIES</b>	<b>7299.12</b>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents (A+B+C)</b>	<b>433.67</b>
<b>NET INCREASE/(DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	
Cash and cash equivalents as at beginning	1913.48
Cash and cash equivalents as at end	2347.14
<b>NET INCREASE/(DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>433.67</b>

The accompanying notes form an integral part of the Financial Statements

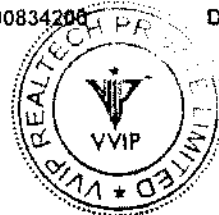
As Per Our Report of Even Date Attached  
For Rishi Kapoor & Company  
Chartered Accountants  
FRNo.006615C

(RISHI KAPOOR)  
PARTNER  
M.No.075483

(PRAVEEN TYAGI)  
DIRECTOR  
Din No:00834298

(VIBHOR TYAGI)  
DIRECTOR  
Din No:01797579

Place : Ghaziabad  
Date : 27.05.2026  
UDIN :



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

**NOTES ON ACCOUNT**

(₹ in Lakhs)

Note No. - 1

**A SHARE CAPITAL**

**a AUTHORISED CAPITAL**

Equity shares of Rs. 10/- each with voting rights

	AS AT 31.03.2026		AS AT 31.03.2025	
	Number	Amount	Number	Amount
Total	10000000	1000.00	10000000	1000.00
	10000000	1000.00	10000000	1000.00

**b ISSUED, SUBSCRIBED & FULLY PAID UP CAPITAL**

Equity shares of Rs. 10/- each with voting rights

Total	6765000	676.50	6765000	676.50
	6765000	676.50	6765000	676.50

**B (i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:**

Particulars	AS AT 31.03.2026		AS AT 31.03.2025	
	No of Equity Shares	Amount	No of Equity Shares	Amount
Equity shares outstanding at the beginning of the year	6765000	676.50	6765000	676.50
Share issued during the year	-	-	-	-
Share Bought back during the year	-	-	-	-
Equity shares outstanding at the end of the year	6765000	676.50	6765000	676.50

**(ii) Details of shares held by each shareholder holding more than 5% shares:**

Class of shares / Name of shareholder	As At 31st March, 2026		As At 31st March, 2025	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares

As Per Annexure "A" Attached

**(iii) Details of share holding of the Promoters:**

Name of the Promotor	As At 31st March, 2026			As At 31st March, 2025		
	Number of shares held	% holding in that class of shares	(%) Change	Number of shares held	% holding in that class of shares	(%) Change

As Per Annexure "B" Attached

**C Terms/rights attached to equity shares**

The Company has issued only one class of equity shares having a face value of Rs 10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

**D Equity Shares movement during the 5 years preceding March, 31, 2026**

There is no Equity Share movement during the last 5 years preceding March, 31, 2026

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

(₹ in Lakhs)      Annexure - A

Details of shares held by each shareholder holding more than 5% shares:

Class of shares	Name of the shareholder	As At 31 March, 2026		As At 31 March, 2025	
		Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Preference	Nil				
Equity	VVIP InfraTech Limited	6090000	90.02	6090000	90.02

Annexure - B

Details of share holding of the Promoters:

Class of shares	Name of the Promoter	As At 31 March, 2026		As At 31 March, 2025	
		Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Preference	Nil				
Equity	Praveen Tyagi	25000	0.37	25000	0.37
					0.30

*(Signature)*



*(Signature)*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : **VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED**

Note No. - 2	As At 31st March, 2026		(₹ in Lakhs)
<b>RESERVES &amp; SURPLUS</b>			As At 31st March, 2026
<b>Securities Premium</b>			
Opening Balance	1624.50		1624.50
Add ; Received during the year	-		-
Closing Balance	1624.50		1624.50
<b>Profit &amp; Loss Account</b>			
Opening Balance	3452.91		2227.62
Add : Net Profit / (Net Loss) for the year	945.26		1225.29
Closing Balance	4398.17		3452.91
<b>Total</b>	<b>6022.67</b>		<b>5077.41</b>

Note No. - 3				
<b>LONG TERM BORROWINGS</b>	Current	Non Current	Current	Non Current
Secured Loans (Note 3.1)	Maturities	Maturities	Maturities	Maturities
<b>Term Loans</b>				
From Banks	75.72	221.65	201.32	95.63
From NBFC & Others	856.30	6220.00	-	-
<b>Unsecured Loans</b>				
From Related Parties (Note 3.2)	-	5623.91	-	5382.85
From Inter Corporate deposits (Note 3.3)	-	341.29	-	327.98
<b>Total</b>	<b>932.01</b>	<b>12406.86</b>	<b>201.32</b>	<b>5806.46</b>



*[Handwritten Signature]*

*[Handwritten Signature]*



### Note 3.1

Vehicle Loan from Axis Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from 10th September, 2023 at an interest rate of 8.75% p.a.

Vehicle Loan from Axis Bank, which is secured by way of hypothecation of Motor Car. Repayable in 61 monthly installments commencing from 05th June, 2025 at an interest rate of 8.75% p.a.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 36 monthly installments commencing from September, 2023.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from August, 2023.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from September, 2023.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February, 2025.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February, 2025.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February, 2025.

Vehicle Loan from HDFC Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from December, 2025.

Vehicle Loan from ICICI Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from December, 2023.

Vehicle Loan from ICICI Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from February 2026.

Vehicle Loan from ICICI Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from March, 2026.

Vehicle Loan from Yes Bank, which is secured by way of hypothecation of Motor Car. Repayable in 60 monthly installments commencing from October, 2020, which was fully repaid during the Year.

Project Loan from CSL Finance Limited for the completion of Project VVIP Nest & Niwas. Repayable in 12 monthly installments after moratorium period of 3 months commencing from April 2024 at an interest rate of 17.00% p.a. and duly closed before March, 2026. Loan facility was secured by way of the following securities created in favor of the Lender: 1) First & Exclusive Mortgage by way of Equitable Mortgage by way of deposit of title deeds (including but not limited to all the unsold units) of the Project, i.e., VVIP Niwas and VVIP Nest, a project located on the land parcel situated at NH-58, Bypass Road, Rajnagar Extension and registered with UPRERA Authority vide Reg No. UPRERAPRJ2675. 2) First and Exclusive charge by way of hypothecation of all receivables of the Borrower and the Project i.e., VVIP Niwas and the Escrow Accounts. 3) Personal Guarantee of Shri Praveen Tyagi, Shri Vibhor Tyagi & Shri Vaibhav Tyagi.

Working Capital Loan from CSL Finance Limited for Business Expansion and working capital needs of the company. Repayable in 21 monthly installments of Equated principal, alongwith interest, after end of moratorium period of 3 months, however interest is payable monthly. Principal repayment commencing from September 2025 at an interest rate of 17.00% p.a. Loan facility is secured by way of the following securities created in favor of the lender: 1) First & Exclusive charge by way of pledge of 18,75,000 ordinary Equity shares of VVIP Infratech Limited (BSE: 544219 / ISIN: INE0MNPQ1018), as owned by Shri Praveen Tyagi, Guarantor - 1, in dematerialized Form. 2) Extension of Charge by way of Equitable Mortgage by way of deposit of title deeds (including but not limited to all the unsold units) of the project i.e., VVIP Niwas a project located on the land parcel situated at NH-58, Bypass Road, Rajnagar Extension and registered with UPRERA authority vide Regn No. UPRERAPRJ2675, ranking pari passu with the existing loan facility dated 29/03/2024. 3) Extension of charge by way of hypothecation of all the present and future receivables (accrued or to be accrued) of the Borrower related to project i.e., VVIP Niwas and its Escrow accounts, ranking pari passu with the existing Loan facility dated 29/03/2024. 4) Personal Guarantee of Shri Praveen Tyagi, Shri Vibhor Tyagi & Shri Vaibhav Tyagi.

Term Loan for Construction & completion of the Project from CSL Finance Limited. Repayable in 18 monthly installments of Equated principal, alongwith interest, after end of moratorium period of 18 months, however interest is payable monthly. Principal repayment commencing from May 2027 at an interest rate of 17.00% p.a. Loan facility is secured by way of the following securities created in favor of the Lender: 1) First and exclusive charge by way of hypothecation of all present and future receivables of the developer share i.e., VVIP Realtech Private Limited, hereby the borrower of the project, VVIP Addresses, Greater Noida, West, situated at Plot No. GH-03A, Sector-12, Greater Noida, accruing or arising to the Borrower, including the lien on escrow accounts. 2) First and exclusive charge by way of equitable mortgage over the entire land and structure thereon on the land parcel situated at Plot No. GH-01B/2, Sector-22D, Yamuna Expressway Industrial Development Authority, Uttar Pradesh, admeasuring of 20,2035 Sq. Mtr. as owned by the Guarantor - 1, i.e., VVIP Infrahome Limited (hereinafter referred to as Immovable Property). 3) First & Exclusive charge by way of hypothecation over the current assets and existing and future receivables of the Guarantor-1, accruing and arising from the above mentioned immovable Property as mortgaged with the Lender, including the lien on escrow accounts. 4) Pledge of 51% of share holding of the VVIP Infrahome Private Limited, as hold by the borrower, 5) Guarantee of VVIP Infrahome Private Limited, Shri Vibhor Tyagi, Shri Vaibhav Tyagi & Shri Praveen Tyagi.

< Term Loan for Construction & Completion of the Project from CSL Finance Limited (Lender-1) & SG Finserve Limited (Lender-2), Total Loan Facility upto Rs. 50,00,00,000/- (Rupees Fifty Crores only) is sanctioned by Lenders as mentioned below: Lender-1: Rs. 25,00,00,000/- (Rupees Twenty Five Crores only) Lender-2: Rs. 25,00,00,000/- (Rupees Twenty Five Crores only) which is secured by way of the following securities to be created in favor of the lenders: i) First and Pan-Passu Charge with SG Finserve Limited by way of mortgage of deposit of title deeds (including but not limited to all the unsold units) of the Project i.e., "VVIP NAMAHA" situated at GH 3/4, Village Mehrauli and Shahpur, Bamheta, Ghaziabad, and forming part of Aditya World City, Ghaziabad, admeasuring 870 x 17 Sq Meters as owned by the Borrower. ii) First and Pan-Passu Charge with SG Finserve Limited by way of hypothecation over all the present and future receivables (accrued or to be accrued) of the Borrower and the Project i.e., "VVIP NAMAHA" and lien on the Escrow Account(s). iii) Corporate/Personal Guarantee of M/s VVIP Realtech Private Limited, Shri Vibhor Tyagi, Shri Ashish Tomar & Shri Praveen Tyagi.

### Note 3.2

Interest Free Unsecured loan from Praveen Tyagi (Director of the company) amounting to Rs 2.65 Lacs (31st March, 2025: Rs 186.44), Ashish Tomar (Partner in Subsidiary, VVIP EMS Infrahome) amounting to Rs 661.50 Lacs (31st March, 2025: Rs 661.50), Ramveer Singh (Relative of Partner, Ashish Tomar in Subsidiary, VVIP EMS Infrahome) amounting to Rs 1534.50 Lacs (31st March, 2025: Rs 3815 Lacs) Gajender Parihar (Relative of Partner, Ashish Tomar in Subsidiary, VVIP EMS Infrahome) amounting to 5.60 Lacs (31st March, 2025: Rs 5.60 Lacs), Vaibhav Tyagi (Director of the company) amounting to Rs 76.41 Lacs (31st March 2025: Rs 25.86 Lacs), Vibhor Tyagi (Director of the company) amounting to Nil Lacs (31st March 2025: Rs 40.66 Lacs), Smt Kritika Tomar (Relative of Ashish Tomar in Subsidiary, VVIP EMS Infrahome) amounting to 18.00 Lacs (31st March 2025: Rs 18.00 Lacs), Nitin Gupta (Additional Director in Subsidiary Company, VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) amounting to Rs 845.00 Lacs (31st March 2024 Nil) Pushpanjali Jewels (Prop Anjali Mittal) (Additional Director in Subsidiary Company, VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) amounting to Rs 326.42 Lacs (31st March 2025: Rs 217.00 Lacs) and Roopali Petro Sales (Prop Gagan Saran Sharma) (Additional Director in Subsidiary Company, VVIP Infrahome Private Limited (Formerly Known as Luck Real Properties Private Limited) amounting to Rs 1245.42 Lacs (31st March 2025: Rs 316.00 Lacs), Roopali Sharma (Relative of the Director of the Subsidiary - VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited), Subsidiary of Vibhor Vaibhav Infrahome Private Limited [Subsidiary of VVIP Infratech Private Limited]) amounting to Rs 45 Lacs (31st March 2025: Nil), Sharma Healthcare Private Limited (Director Interested Company in Subsidiary - VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited), Subsidiary of Vibhor Vaibhav Infrahome Private Limited [Subsidiary of VVIP Infratech Private Limited]) amounting to Rs 200.00 Lacs (31st March 2025: Nil), Tyag Landscape Private Limited (Director interested Company) amounting to Rs 50.00 Lacs (31st March 2025: Nil) and VVIP Infratech Limited (Director interested) amounting to Rs 612.20 Lacs (31st March, 2025: Nil) which is repayable in November 2027.

### Note 3.3

Interest Free Intercompany deposits from Pacific Infraventures Private Limited amounting to Rs 23.92 Lacs (31st March, 2025: Rs 24.21 Lacs), Parry Developers Private Limited amounting to Rs 28.00 Lacs (31st March 2025: Rs 28.00 Lacs), Parry Builders Private Limited amounting to Rs 29.25 Lacs (31st March 2025: Rs 29.25 Lacs) and RKS Buildcon Private Limited amounting Rs 75.00 Lacs (31st March 2025: Rs 75.00 Lacs) is repayable in November, 2026. Interest bearing Intercompany deposits from Ingrain Securities Private Limited at an interest rate of 9% p.a. amounting to Rs 171.07 Lacs (31st March 2025: Rs 158.01 Lacs) and SKUEM Water Projects Private Limited at an interest rate of 9% amounting to Rs 14.05 Lacs (31st March 2025: Rs 13.50 Lacs) is repayable in November 2027.

Balance of unsecured Loans are subject to confirmation

In the opinion of the Board of Directors, the company has utilized its borrowings from banks, financial institutions and others purely for the purpose for which it was taken.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 4	As At 31st March, 2026	(₹ in Lakhs)
OTHER LONG TERM LIABILITIES	As At 31st March, 2025	As At 31st March, 2025
Security Deposit	1544.47	891.11
Soitaire Infrahome Private Limited	-	468.30
<b>Total</b>	<b>1544.47</b>	<b>1359.40</b>

Balance of Security Deposits are subject to confirmation.

Note No. - 5	As At 31st March, 2026	(₹ in Lakhs)
LONG TERM PROVISIONS	As At 31st March, 2025	As At 31st March, 2025
Provision For Employee Benefit Expenses - Gratuity (Note No. 31)	126.21	122.09
Provision For Employee Benefit Expenses - Leave Encashment (Note No. 31)	83.88	121.98
<b>Total</b>	<b>210.09</b>	<b>244.06</b>

Note No. - 6	As At 31st March, 2026	(₹ in Lakhs)
SHORT TERM BORROWINGS	As At 31st March, 2025	As At 31st March, 2025
Loans repayable on Demand		
From Banks		
Current Maturities of Long Term Borrowings (Note No. 3)	932.01	201.32
<b>Total</b>	<b>932.01</b>	<b>201.32</b>

In the opinion of the Board of Directors, the company has utilized its borrowings from banks and other financial institutions purely for the purpose for which it was taken.

The Board of Directors has informed that all statements submitted in the bank or financial institutions are in agreement with books of accounts.

The Board of Directors has informed that all the charges are duly created, registered and satisfied with the Registrar of Companies.

Note No. - 7	As At 31st March, 2026	(₹ in Lakhs)
TRADE PAYABLES-BILLED	As At 31st March, 2025	As At 31st March, 2025
Trade Payables - outstanding dues of MSME (List enclosed)	38.00	47.05
Trade Payables - outstanding dues of Others (List enclosed)	4649.79	3356.56
<b>Total</b>	<b>4687.79</b>	<b>3403.60</b>

Balance of Trade Payables are subject to confirmation

The details of the parties in the form of MSME and non MSME had been provided by the Management.

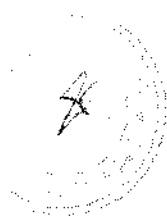
Further the management has also confirmed that during the year, No Company has been stuck off, from which the company has done any transactions.

Disallowance on delay Payments and Provision for interest on delayed payments made to MSME creditors u/s. 22 of the MSME Act, 2006, if any, has been recognised by the management of the Company.

Board of Directors had informed that they had treated accounting date as due date for ageing purpose.

Trade Payables ageing schedule :

Particulars	Outstanding for following periods from the due date of payments				Total
	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
<b>As At 31st March, 2026</b>					
(i) Outstanding dues of MSME	37.75	0.25	-	-	38.00
(ii) Outstanding dues of Others	4527.62	2.54	3.44	116.20	4649.79
Total	4565.37	2.78	3.44	116.20	4687.79
<b>As At 31st March, 2025</b>					
(i) Outstanding dues of MSME	46.27	0.67	-	0.10	47.05
(ii) Outstanding dues of Others	3060.57	145.03	8.33	142.63	3356.56
Total	3106.84	145.70	8.33	142.73	3403.60



*[Handwritten Signature]*



*[Handwritten Signature]*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

(₹ in Lakhs)

Note No. - 8

As At 31st March, 2026

As At 31st March, 2025

**OTHER CURRENT LIABILITIES**

TDS & TCS Payable	74.88	49.39
EPF Payable	3.09	2.57
ESI Payable	0.56	0.51
Salary Payable	114.91	85.77
Directors' Salary Payable	1.24	6.73
Sitting Fees Payable	0.50	0.25
Audit Fee Payable	13.35	8.03
Telephone & Internet Charges Payable	0.58	0.58
Accounting charges payable	2.40	-
Security Deposits of Contractors	1.09	9.13
Interest Payable to NSFC & Other Financial Institutions	53.45	-
Electricity Charges Payable	1.42	1.21
GST Payable	216.06	189.71
ICICI Bank, C/A - 18927 - Book Overdraft	17.40	-
HDFC Bank, - Book Overdraft	17.14	-
Yamuna Expressway Industrial Development Authority	3748.57	-
<b>Contingency/Claims payables as per CIRP Plan</b>		
a) Contingency pool payable	175.00	-
b) Claims under verification /Sub judice	238.14	-
Advance from Customers	<u>22776.73</u>	<u>8347.53</u>
(List enclosed)	<u>27467.22</u>	<u>8681.42</u>
<b>Total</b>		
Balance of Advance from customers is subject to confirmation		

Note No. - 9

**SHORT TERM PROVISIONS**

Provision For Income Tax	1174.47	1260.50
Provision For Employee Benefit Expenses - Gratuity (Note No. 31)	35.75	17.09
Provision For Employee Benefit Expenses - Leave Encashment (Note No. 31)	65.36	18.67
<b>Total</b>	<u>1275.57</u>	<u>1296.47</u>

Note No. - 11

**NON CURRENT INVESTMENTS**

Investment in Private Limited company (unquoted Equity shares)		
Investment in Share Capital of Solitaire Infratome Private Limited	1973.33	1973.33
<b>Investment in Others</b>		
Investment in Plot - Yamuna Expressway Industrial Development Authority (Part Payment)	-	681.49
<b>Total</b>	<u>1973.33</u>	<u>2654.82</u>



**WVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

PROPERTY, PLANT & EQUIPMENT AND INTANGIBLE ASSETS AS AT 31st MARCH, 2026

S.NO.	PARTICULARS	GROSS BLOCK				DEPRECIATION				NET BLOCK			
		AS AT 01.04.2025	ADDITIONS DUE TO NEW SUBSIDIARY	DELETIONS	AS AT 31.03.2026	ACCUMULATED DEPRECIATION DUE TO NEW SUBSIDIARY	FOR THE YEAR	DEDUCTION	UP	TO	AS AT 31.03.2026	AS AT 31.03.2026	AS AT 31.03.2026
1	Office Building	132.84	-	-	132.84	63.49	-	-	3.37	-	66.85	66.79	69.15
2	Plant & Equipments	240.54	-	-	240.54	214.71	-	-	4.68	-	219.38	21.16	25.83
3	Furniture & Fixtures	187.75	-	-	187.75	176.50	-	-	0.61	-	177.11	10.65	11.25
4	Vehicles - Others	659.01	-	242.37	881.38	485.47	-	-	81.71	-	577.19	304.20	143.54
5	Office Equipments	186.75	-	6.40	193.15	176.62	-	-	1.22	-	177.84	15.31	10.13
6	Computer	34.67	-	2.72	37.39	31.31	-	-	2.34	-	33.65	3.74	3.36
<b>WVIPS INFRAHOME</b>													
7	Office Equipments	1.76	-	-	1.76	0.63	-	-	0.17	-	0.80	0.86	1.13
8	Computer	2.62	-	0.57	3.19	1.75	-	-	0.58	-	2.32	0.89	0.88
9	Plant & Equipments	1.25	-	-	1.25	0.09	-	-	0.17	-	0.27	0.98	1.16
10	Furniture & Fixtures	1.95	-	-	1.95	0.10	-	-	0.19	-	0.28	1.67	1.86
<b>WVIP INFRAHOME PRIVATE LIMITED</b>													
11	Computer	-	-	-	8.06	-	-	-	0.64	-	0.64	7.42	-
12	Plant & Equipments	-	-	-	18.69	-	-	-	1.18	-	1.18	17.51	-
13	Furniture & Fixtures	-	-	-	13.58	-	-	-	1.43	-	1.43	12.15	-
14	Office Equipments	-	-	-	2.92	-	-	-	0.06	-	0.06	2.87	-
<b>TOTAL</b>		1428.95	4.38	285.32	1724.27	1160.66	-	-	98.34	-	1259.01	465.26	268.29
<b>PREVIOUS YEAR</b>		1456.18	21.33	52.94	1428.95	1145.69	1.60	50.30	63.67	1160.66	2.65	-	-

*(Signature)*



VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

NOTE 10.2: OTHER INTANGIBLE ASSETS

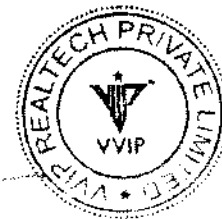
(₹ in Lakhs)

Particulars	Software	Goodwill	Total
<b>Gross Carrying Value</b>			
Balance as at March 31, 2025	43.34	16.77	60.11
Additions for the year	-	-	-
Disposals	-	-	-
Balance as at March 31, 2026	43.34	16.77	60.11
<b>Accumulated Depreciation</b>			
Balance as at March 31, 2025	41.18	-	41.18
Amortisation During the year	-	-	-
Balance as at March 31, 2026	41.18	-	41.18
<b>Net Carrying value</b>			
Balance as March 31, 2025	2.17	16.77	18.94
Balance as March 31, 2026	2.17	16.77	18.94

Note:

During the year, the Company has acquired 10,00,000 equity shares of Colorcity Homes Private Limited on 3rd October 2025 by way of purchase from the existing shareholders of the Company. Out of the aforesaid shares, 1 share is held in the name of Shri Praveen Tyagi, Director of the Company, as nominee shareholder on behalf of the Company. Consequently, the Company acquired 100% shareholding in Colorcity Homes Private Limited and it became a wholly owned subsidiary of VVIP Realtech Private Limited (formerly known as Vibhor Vaibhav Infrahome Private Limited) with effect from 3rd October 2025.

As represented by the Management, no valuation was carried out for the purchase/allotment of shares. The investment has been recorded at cost price in the books of accounts. Accordingly, no goodwill has arisen on acquisition and the value of goodwill is considered Nil.



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

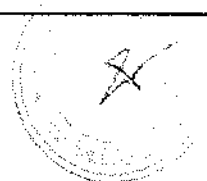
Note No. - 12

**DEFERRED TAX ASSETS (NET)**

(₹ in Lakhs)

Movement in Deferred Tax Liabilities / Assets	As At April 1, 2025	Recognised in Profit & Loss	As At March 31, 2026
<b>Deferred Tax Assets (A)</b>			
Property, Plant and Equipments	30.90	0.89	31.79
Provision for Employee benefits	30.01	10.61	40.62
	<b>60.91</b>	<b>11.50</b>	<b>72.41</b>
<b>Deferred Tax Liability (B)</b>			
Property, Plant and Equipments	-	-	-
Provision for Employee benefits	-	-	-
	-	-	-
<b>Disclosed as Deferred Tax Assets (Net A-B)</b>	<b>60.91</b>	<b>11.50</b>	<b>72.41</b>

Movement in Deferred Tax Liabilities / Assets	As At April 1, 2024	Recognised in Profit & Loss	As At March 31, 2025
<b>Deferred Tax Assets (A)</b>			
Property, Plant and Equipments	32.23	-1.33	30.90
Provision for Employee benefits	8.24	21.77	30.01
	<b>40.46</b>	<b>20.45</b>	<b>60.91</b>
<b>Deferred Tax Liability (B)</b>			
Property, Plant and Equipments	-	-	-
Provision for Employee benefits	-	-	-
	-	-	-
<b>Disclosed as Deferred Tax Assets (Net A-B)</b>	<b>40.46</b>	<b>20.45</b>	<b>60.91</b>



*Handwritten signature or initials.*

*Handwritten signature or initials.*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 13

**OTHER NON CURRENT ASSETS**

	As At 31st March, 2026	As At 31st March, 2025
Deposit against Flat cases	0.70	0.70
Deposit with Aman Yadav	-	8.60
Deposit with Electricity Department	64.39	61.54
Deposit with IGL	25.75	21.13
Deposit with Julia Gupta Rent	0.12	0.07
Deposit with GNIDA - Green Belt	0.75	-
Deposit with Sudesh Tyagi	50.00	-
FDR with Bank	-	-
Lien against Bank Guarantee	92.25	92.17
<b>Total</b>	<b>233.98</b>	<b>184.22</b>

Balance of Deposit against Flat cases & Sudesh Tyagi is subject to confirmation

Note No. - 14

**INVENTORIES**

(As Taken, Valued & Certified by the Management of The Company)

Closing Stock including VVIP	36464.08	14976.39
Land Parcels	-	24.81
<b>Total</b>	<b>36464.08</b>	<b>15001.19</b>

Note No. - 15

**TRADE RECEIVABLES (To the extent considered good)**

Secured, considered good	-	-
Unsecured, considered good	8815.48	5012.19
Doubtful	-	-
(List enclosed)	8815.48	5012.19
Less: Provision for doubtful trade receivables	-	5012.19
<b>Total</b>	<b>8815.48</b>	<b>5012.19</b>

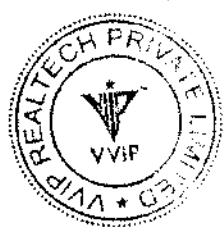
**Trade Receivables ageing schedule (As told by the Management)**

Particulars	Outstanding for following periods from due date of Payment					Total
	Unbilled as per POCM	Less than 6 Months	6 Months - 1 year	1 Year - 2 year	2 Year - 3 year	
<b>As At 31st March, 2026</b>						
(i) Undisputed Trade Receivables - considered good	8804.27	11.21	-	-	-	8815.48
(ii) Undisputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
<b>Total</b>	<b>8804.27</b>	<b>11.21</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8815.48</b>
<b>As At 31st March, 2025</b>						
(i) Undisputed Trade Receivables - considered good	5006.63	5.56	-	-	-	5012.19
(ii) Undisputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered Doubtful	-	-	-	-	-	-
<b>Total</b>	<b>5006.63</b>	<b>5.56</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5012.19</b>

Balance of Trade Receivables is subject to confirmation. The management has confirmed that during the year, No company has been stuck off, from which the company had made any transactions



*(Signature)*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 16	As At 31st March, 2026	(₹ In Lakhs)
CASH & CASH EQUIVALENTS		As At 31st March, 2025
Cash in Hand	21.30	31.16
Bank deposits with original maturity less than 3 months	42.23	1012.77
Balances with Scheduled Banks	2255.64	869.54
<b>OTHER BANK BALANCES</b>		
Bank Deposits with maturity more than 3 months and less than 12 months	27.98	-
<b>Total</b>	<b>2347.14</b>	<b>1913.48</b>

Note No. - 17	As At 31st March, 2026	(₹ In Lakhs)
SHORT TERM LOANS & ADVANCES	(%)	(%)
Sundry/Other Advances (List enclosed)		
<b>Loans and Advances to KMP &amp; Related Parties</b>		
Secured, considered good	-	-
Unsecured, considered good	1211.75	-
Doubtful	-	-
(List enclosed)	1211.75	-
Less: Provision for doubtful Sundry / Other Advances	21.55	-
	-	1211.75
<b>Loans and Advances to Suppliers &amp; Others</b>		
Secured, considered good	-	-
Unsecured, considered good	4410.16	2058.18
Doubtful	-	-
(List enclosed)	4410.16	2058.18
Less: Provision for doubtful Sundry / Other Advances	78.45	-
	-	4410.16
<b>Total</b>	<b>100.00</b>	<b>5621.91</b>
		<b>100.00</b>
		<b>2058.18</b>

Balance of Sundry/Other Advances is subject to confirmation

In the opinion of the board of directors, the aggregate value of short term loans and advances on realization will not be less than amount at which they are stated in the balance sheet.

Note No. - 18	As At 31st March, 2026	(₹ In Lakhs)
OTHER CURRENT ASSETS		As At 31st March, 2025
Accrued interest on FDR	81.77	72.06
Prepaid CSR Expenses	162.89	61.50
Staff Advance	13.66	12.04
Income Tax Refundable	72.26	83.88
Deposit with GDA - Under Protest	1055.80	523.25
Deposit with Electricity Department	2.08	2.08
Security Deposits	15.26	0.40
GST Recoverable	12.48	-
Prepaid Expenses	1.82	3.44
<b>Total</b>	<b>1418.01</b>	<b>758.64</b>

Balance of Security Deposits, GST Recoverable & Deposit with GDA - Under Protest is subject to Confirmation.

In the opinion of the board of directors, the aggregate value of other current assets on realization will not be less than amount at which they are stated in the balance sheet.



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 19

**REVENUE FROM OPERATIONS**

Sales & Other Income  
Add : GST

Less : GST

Total

For The Year Ended  
31.03.2026

15406.17  
-  
15406.17  
-  
15406.17

(₹ in Lakhs)  
For The Year Ended  
31.03.2025

16982.89  
-  
16982.89  
-  
16982.89

Note No. - 20

**OTHER INCOME**

Interest (Received) on FDR  
Rent & Other Charges (Received)  
Interest (Received) on Electric Security  
Interest (Received) on Income Tax Refund  
Miscellaneous income  
Profit on Sale of Fixed Assets  
Leave Encashment Lapsed/Reversed

Total

59.49  
18.71  
3.16  
27.40  
0.72  
-  
3.65

24.42  
35.55  
7.16  
0.00  
3.12  
1.99  
-

113.12

72.25

Note No. - 21

**COST OF REVENUE OPERATIONS**

Cost of Land & Building Construction

Total

30783.40  
30783.40

24180.58  
24180.58

Note No. - 22

**PURCHASE OF STOCK IN TRADE**

**Purchases of Inventory (Land)**

- Purchases of inventory (Land)  
(Value derived as per CIRP Plan)  
Add: Additional fees paid to Resolution Professional  
Less: Interest income earned prior to fund outflow\*

Total

1634.17  
9.00  
-16.44

1626.73

-  
-  
-

\* Interest income earned prior to the utilization/outflow of funds for acquisition of the land has been reduced from the cost of the Land, as the same is directly attributable to temporarily invested funds pending their utilization.

Note No. - 23

**CHANGE IN INVENTORIES OF FINISHED GOODS, WORK IN PROGRESS & STOCK IN TRADE**

**Opening Stock :-**

Opening Stock including WIP

**Closing Stock :-**

Closing Stock including WIP

Increase / Decrease in Finished & Semi-Finished Goods

Total

14976.39  
14976.39  
36464.08  
36464.08  
-21487.70

2405.53  
2405.53  
14976.39  
14976.39  
-12570.86

Note No. - 24

**EMPLOYEE BENEFIT EXPENSES**

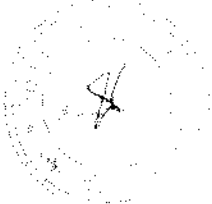
Salaries & Other Benefits  
Directors' Salary & Sitting Fees  
Employers' Contribution to EPF & ESIC  
Gratuity  
Leave Encashment  
Staff Welfare

Less : Cost Allocated to Cost of Construction

Total

1266.08  
168.50  
22.26  
32.92  
18.00  
21.87  
1529.63  
1026.74  
502.89

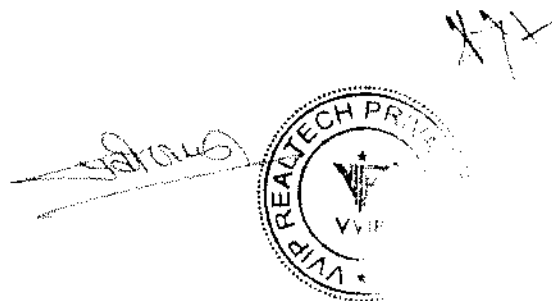
861.67  
114.25  
18.89  
61.18  
58.44  
14.16  
1128.58  
412.26  
716.33



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 25	(₹ in Lakhs)	
FINANCE COSTS	For The Year Ended 31.03.2026	For The Year Ended 31.03.2025
Bank Charges	1.70	15.63
Processing Charges	64.00	-
Finance Charges	20.04	12.15
Interest (Paid) on Term Loan	350.76	69.04
Interest (Paid) on Loans	15.12	36.60
Interest (Paid) to Customers	17.29	16.82
Interest (Paid) on Government Dues	0.08	0.51
	<u>468.99</u>	<u>150.75</u>
Less : Cost Allocated to Cost of Construction	437.02	105.64
Total	<u>31.97</u>	<u>45.12</u>

Note No. - 26		
OTHER EXPENSES		
Rent (Paid)	23.72	19.81
Printing & Stationery	5.06	5.02
Telephone & Mobile Charges	8.11	7.16
Postage, Courier & Internet Charges	4.62	1.18
Rates & Taxes	-	4.69
Electricity & Generator Running Charges	46.97	40.45
Travelling & Conveyance	92.27	101.41
Vehicle Running & Maintenance	56.98	37.74
Security Service Charges	11.19	-
Repair & Maintenance	55.52	-
Legal & Professional Charges	120.07	48.40
Fees & Subscription	12.90	10.73
Auditor Remuneration	17.50	12.85
Insurance	4.67	4.98
Miscellaneous Expenses	0.24	0.47
Festival Expenses	10.02	-
Rebate and Discount	5.38	13.33
Charity & Donation	19.58	5.46
Corporate Social Responsibility Expenses	18.99	7.22
Business Promotion	54.87	28.84
GST / VAT / Service Tax	3.08	2.88
Fine & Penalty	3.65	0.98
Interest Paid on delayed Payments to MSME Creditors	0.39	1.94
Advertisement	481.10	515.29
	<u>1056.89</u>	<u>870.82</u>
Less : Cost Allocated to Cost of Construction	488.53	-
Total	<u>568.37</u>	<u>870.82</u>



VVIP REALTECH PRIVATE LIMITED  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 27  
EARNING PER SHARE

(₹ in Lakhs)

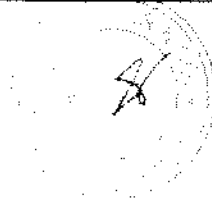
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Net Profit After Tax	945.26	1225.29
Weighted Average Number of Shares at the end of Year	6765000	6765000
Basic Earning Per Share	13.97	18.11
Numerator to calculate Diluted per share	945.26	1225.29
Weighted Average Number of Shares at the end of Year	6765000	6765000
Diluted Earning Per Share	13.97	18.11

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

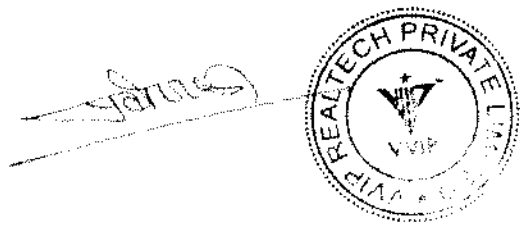
Note No. - 28  
RELATED PARTY TRANSACTIONS

**A. List of the related parties and nature of relationship with whom transactions have taken place during the respective year**

		Name of The Party
(a)	Key Managerial Personnel(KMP)	Mr. Praveen Tyagi (Director) Mr. Vaibhav Tyagi (Director) Mr. Vibhor Tyagi (Director) Mr. Varun Aggarwal (Additional Independent Director)
(b)	Subsidiaries	VVIP Infrahome Private Limited (Luck. Real Properties Private Limited) VVIP EMS Infrahome Colorcity Homes Private Limited
(c)	Holding company	VVIP Infratech Limited ( Vibhor Vaibhav Infra Private Limited)
(d)	Companies/Firms in which directors and their relative and Subsidiaries are interested	Tyag Ready Mix , Director Interested Tyag Landscape Private Limited , Director Interested Tyag Readymix Private Limited , Director Interested VVIP BCPL JV Urmila Devi Chantable Society , Director Interested VVIP Entertainment Private Limited , Director Interested Nitin Gupta, Additional Director in Subsidiary, VVIP Infrahome Private Limited Pushpanjali Jewels (Prop Anjali Mittal), Additional Director in Subsidiary, VVIP Infrahome Private Limited Roopali Petro Sales (Prop Ganga Saran Sharma), Additional Director Roopali Sharma Sharma Healthcare Pvt Ltd Tyag Landsdcape Private Limited



Handwritten signature or initials.



## B. Related Party Transactions and Balances

(₹ in Lakhs)

S.No.		Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
A.	I	Transactions during the year		
(i)	(A)	Revenue		
		Urmila Devi Charitable Society	0.40	23.09
		VVIP Infotech Limited	8.61	63.08
(ii)	(B)	Other Income - Rental Income		
		Rental Income		
		Tyag Readymix Private Limited	1.20	1.20
		VVIP-BCPL JV	1.80	1.80
		VVIP Infotech Limited	1.20	1.20
(iii)	(C)	Direct Cost		
		VVIP Infotech Limited	7082.94	7996.94
		VVIP-BCPL JV	1.94	-
	(D)	Fixed Assets Purchased		
		VVIP Infotech Limited	-	1.96
(iv)	(D)	Other Expenses		
(v)	(E)	Loan Taken		
		Praveen Tyagi	79.60	417.70
		VVIP Infotech Limited	1004.14	251.00
		Nitin Gupta	750.00	95.00
		Pushpanjali Jewels (Prop Anjali Mittal)	109.42	217.00
		Roopali Petrosales (Prop Gagan Saran Sharma)	928.42	318.00
		Tyag Readymix Private Limited	247.00	-
		Vaibhav Tyagi	86.50	40.66
		Vibhor Tyagi	-	40.66
		Roopali Sharma	45.00	-
		Sharma Healthcare Pvt Ltd	200.00	-
		Tyag Landscape Private Limited	50.00	-
(vi)	(F)	Repayment of Loan taken		
		Praveen Tyagi	263.09	1035.00
		Vaibhav Tyagi	35.74	15.00
		VVIP Infotech Limited	391.94	251.00
		Vibhor Tyagi	40.66	-
		Tyag Readymix Private Limited	247.00	-
(vii)	(G)	Loan and Advances given		
		VVIP Infotech Limited	501.61	523.00
		Vibhor Tyagi	1159.34	-
(viii)	(H)	Loans and Advances received back		
		VVIP Infotech Limited	501.61	523.00
(x)	(J)	Salary & Remuneration paid - Key Managerial Personnel		
		Praveen Tyagi	84.00	78.00
		Vaibhav Tyagi	36.00	-
		Vibhor Tyagi	45.00	36.00



S.No.		Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
B.	(ii)	Outstanding Payables		
(i)	(A)	Loan from Related parties		
		Praveen Tyagi	2.85	186.44
		VVIP Infratech Limited	612.20	-
		Pushpanjali Jewels (Prop Anjali Mittal)	326.42	217.00
		Roopali Petrosales (Prop Gagan Saran Sharma)	1246.42	318.00
		Nitin Gupta	845.00	95.00
		Vaibhav Tyagi	76.42	25.66
		Vibhor Tyagi	-	40.66
		Roopali Shama	45.00	-
		Shama Healthcare Pvt.Ltd	200.00	-
		Tyag Lansdscape Private Limited	50.00	-
(ii)	(B)	Salary payable - Key Managerial Personnel		
		Praveen Tyagi	0.14	4.45
		Vaibhav Tyagi	1.02	-
		Vibhor Tyagi	0.08	2.28
(iii)	(C)	Trade Payables		
		Tyag Readymix Private Limited	-	31.96
		Tyag Readymix	68.13	88.13
		VVIP Infratech Limited	1918.07	394.06
(iv)	(D)	Other Payables		
		VVIP Infratech Limited - Security Hold	957.15	-
(v)	(E)	Other Receivables		
		VVIP Infratech Limited	2.41	-
		Vibhor Tyagi - Loan & Advances	1159.34	-

4

A.K.K.

*[Handwritten Signature]*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 29

**SEGMENT INFORMATION**

The Company is engaged in the business of Real Estate. Based on similarity of activities, risk and reward structure, organisation structure and internal reporting system, the company has structured its operations into single operating segment and hence there is no reportable segment as per AS-17 "Segment Reporting".

Note No. - 30

**CONTINGENT LIABILITIES**

(₹ in Lakhs)

Particulars	As At	
	March 31, 2026	March 31, 2025
A) Disputed claims/levies in respect of Sales Tax:		
- Reversal of input tax credit	-	-
- Regular Assessment Order passed	-	-
B) Disputed claims/levies in respect of Excise Duty/Goods and Services Tax:		
- Availability of input credit	-	-
- Excise demand on excess / shortages	-	-
- Penalty	-	-
C) Disputed claims/levies in respect of Income Tax	-	-
D) Others- Bank Guarantees	56.39	56.39
<b>Total</b>	<b>56.39</b>	<b>56.39</b>

Note No. - 31

**EMPLOYMENT BENEFIT OBLIGATIONS- VVIP Realtech Private Limited (Formerly Known as Vibhor Vaibhav Infrahome Private Limited)**

**Gratuity & Leave Encashment** - The Present value of obligation is determined based on actuarial valuation using the Project Unit Credit Method as per AS 15 to determine the present value of Defined Benefit Obligations. It should be noted that valuation do not affect the ultimate cost of the plan, only the timing of when the benefit costs are recognised.

**Interest cost:** It is the increase during the period in the present value of the defined benefit obligation which arises because the benefits are one period closure to settlement.

**Current Service Cost:** It is the increase in the present value of the defined benefit obligation resulting from employee service in the current period.

**Actuarial Gain or Loss:** it comprises of the following two components

1. Experience adjustments : The effect of differences between the previous actuarial assumptions and what has actually occurred.
2. The effect of changes in actuarial assumptions.

**Curtailment Cost :**

It is the cost that arises due to an event that significantly reduces the expected years of future service of present employees or eliminates for a significant number of employees the accrual of defined benefits of some or all of their future services.

**Settlement Cost :**

It is the cost that arises due to an event where as enterprise enters into a transaction that eliminates all the further obligations for part or all of the benefits provided under a defined benefit plan.

**Expected Rate of Return :**

The expected return on assets over the accounting period, based on an assumed rate of return. The same is determined by considering the yield earned in past as well as current prevailing yield.

**Actual Rate of Return :**

The return earned by the accumulated fund assets in a year due to interest, dividends, and realized and unrealized changes in fair market value of plan assets.

(₹ in Lakhs)

**Gratuity**

Particulars	As at March 31, 2026		
	Current	Non Current	Total
<b>Gratuity</b>			
Present value of defined benefit obligation	31.06	78.80	109.85
<b>Total employee benefit obligations</b>	<b>31.06</b>	<b>78.80</b>	<b>109.85</b>

Particulars	As at March 31, 2025		
	Current	Non Current	Total
<b>Gratuity</b>			
Present value of defined benefit obligation	16.64	101.50	118.14
<b>Total employee benefit obligations</b>	<b>16.64</b>	<b>101.50</b>	<b>118.14</b>



(Signature)



(Signature)

i) Reconciliation of opening and closing balance of gratuity obligations:

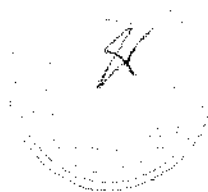
Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Net Liability as at the beginning of the period/Year	118.14		82.18
Net Expenses in Profit & Loss account	23.92		40.14
Benefits Paid	8.38		4.17
Transfer In / Out	23.83		-
Net Liability as at the end of the period/Year	109.85		118.14
Present value of Gratuity Obligation as at the end of the Period/	109.85		118.14

ii) Expenses recognised in Profit & Loss during the Period/ year :

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Current service cost	15.08		12.56
Past service cost	2.67		-
Interest cost	7.58		5.87
Expected Return on Plan Asset	-		-
Curtailment Cost	-		-
Settlement Cost	-		-
Net Actuarial gain/loss on the Obligation	-1.41		21.71
Expense recognised on the statement of Profit & Loss	23.92		40.14

iii) Changes in Benefit Obligations

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Opening Defined benefit Obligation	118.14		82.18
Current service cost	15.08		12.56
Past service cost	2.67		-
Interest cost	7.58		5.87
Transfer In / Out	23.83		-
Net Actuarial gain/loss on the Obligation	-1.41		21.71
Benefits Paid	8.38		4.17
Closing Defined benefit Obligation	109.85		118.14



*Handwritten initials*

*Handwritten signature*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

iv) Net benefit asset/ (liability) recognised in the balance sheet

(₹ in Lakhs)

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Present value of defined benefit obligation at the end of the period /	109.85		118.14
Less: Fair value of plan assets at the end of the period /Year	-		-
<b>Net benefit liability/(asset)</b>	<b>109.85</b>		<b>118.14</b>

iv) Principal assumptions used in determining gratuity obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Discount Rate	7.20%		6.75%
Salary Growth Rate	5.00%		5.00%
Normal Age of Retirement	60 Years		60 Years
Withdrawal Rate	5.00%		5.00%
Mortality Rate	100% of IALM 2012-14		100% of IALM 2012-14

Notes :

(1) The discount rate indicated above reflects the estimated timings and currency of benefit payments. It is based on the yield/rates available on applicable bonds as on the current valuation date.

(2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the general trend in inflation, seniority, promotions, past experience and other relevant factors such as demand and supply in employment market.

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
(a) Impact of Discount rate on defined benefit obligation Increased by 1.00%	102.60		109.50
(b) Impact of Salary Escalation rate on defined benefit obligation Increased by 1.00%	116.80		127.00
(c) Impact of Attrition rate on defined benefit obligation Increased by 50.00%	112.90		121.60
(d) Impact of Mortality rate on defined benefit obligation Increased by 10.00%	109.90		118.20

**Defined benefit liability and employer contributions**

The weighted average duration of the defined benefit obligation is 7 years

The expected maturity analysis of undiscounted gratuity is as follows:

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Less than a year	31.10		16.60
More than 1 to 5 year	27.20		46.90
More than 5 to 10 year	48.90		39.10
More than 10 years	104.40		129.30



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

(₹ in Lakhs)

**Leave Encashment**

Particulars	As at March 31, 2026		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	61.21	58.04	119.25
<b>Total employee benefit obligations</b>	<b>61.21</b>	<b>58.04</b>	<b>119.25</b>

Particulars	As at March 31, 2025		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	12.37	109.80	122.18
<b>Total employee benefit obligations</b>	<b>12.37</b>	<b>109.80</b>	<b>122.18</b>

(i) Principal assumptions used in determining Leave Encashment obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Discount Rate	7.20%	6.75%
Salary Growth Rate	5.00%	5.00%
Normal Age of Retirement	60 Years	60 Years
Withdrawal Rate	5.00%	5.00%
Mortality Rate	100% of IALM 2012-14	100% of IALM 2012-14

**Notes :**

(1) The discount rate indicated above reflects the estimated timing and currency of benefit payments. It is based on the yield/rates available on applicable bonds as on the current valuation date.

(2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the general trend in inflation, seniority, promotions, past experience and other relevant factors such as demand and supply in employment market etc.

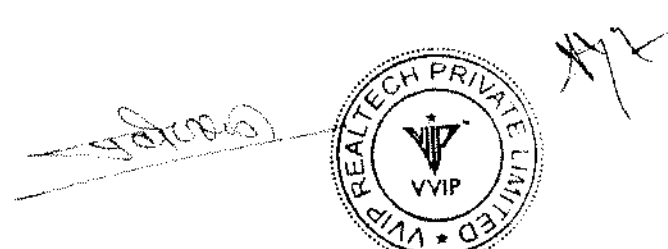
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
(a) Impact of Discount rate on defined benefit obligation Increased by 1.00%	113.28	114.93
(b) Impact of Salary Escalation rate on defined benefit obligation Increased by 1.00%	126.19	130.57
(c) Impact of Attrition rate on defined benefit obligation Increased by 50.00%	121.60	124.40
(d) Impact of Mortality rate on defined benefit obligation Increased by 10.00%	119.28	122.21

The weighted average duration of the defined benefit obligation is 5 years

The expected maturity analysis of undiscounted Leave Encashment is as follows:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Less than a year	61.21	12.37
More than 1 to 5 year	19.12	73.84
More than 5 to 10 year	34.80	26.61
More than 10 years	85.25	102.00

As valued by Actuarial Valuation Officer - Mr Vichitra Malhotra (KP Actuaries and Consultants LLP)



**VVIP EMS INFRAHOME (Subsidiary of VVIP Realtech Private Limited (Formerly Known as Vibhor Vaibhav Infrahome Private Limited))  
EMPLOYMENT BENEFIT OBLIGATIONS**

**Gratuity & Leave Encashment** - The Present value of obligation is determined based on actuarial valuation using the Project Unit Credit Method as per AS 15 to determine the present value of Defined Benefit Obligations and related Current Service Cost and, where applicable, Past Service Cost. It should be noted that valuation do not affect the ultimate cost of the plan, only the timing of when the benefit costs are recognised.

**Interest cost:** It is the increase during the period in the present value of the defined benefit obligation which arises because the benefits are one period closure to settlement.

**Current Service Cost:** it is the increase in the present value of the defined benefit obligation resulting from employee service in the current period.

**Actuarial Gain or Loss:** it comprises of the following two components

1. Experience adjustments : The effect of differences between the previous actuarial assumptions and what has actually occurred
2. The effect of changes in actuarial assumptions

**Curtailment Cost :**

It is the cost that arises due to an event that significantly reduces the expected years of future service of present employees or eliminates for a significant number of employees the accrual of defined benefits of some or all of their future services.

**Settlement Cost :**

It is the cost that arises due to an event where as enterprise enters into a transaction that eliminates all the further obligations for part or all of the benefits provided under a defined benefit plan.

**Expected Rate of Return :**

The expected return on assets over the accounting period, based on an assumed rate of return. The same is determined by considering the yield earned in past as well as current prevailing yield.

**Actual Rate of Return :**

The return earned by the accumulated fund assets in a year due to interest, dividends, and realized and unrealized changes in fair market value of plan assets.

**Gratuity**

(₹ in Lakhs)

Particulars	As at March 31, 2026		
	Current	Non Current	Total
Gratuity			
Present value of defined benefit obligation	0.75	27.30	28.05
<b>Total employee benefit obligations</b>	<b>0.75</b>	<b>27.30</b>	<b>28.05</b>

Particulars	As at March 31, 2025		
	Current	Non Current	Total
Gratuity			
Present value of defined benefit obligation	0.45	20.58	21.03
<b>Total employee benefit obligations</b>	<b>0.45</b>	<b>20.58</b>	<b>21.03</b>

**i) Reconciliation of opening and closing balance of gratuity obligations:**

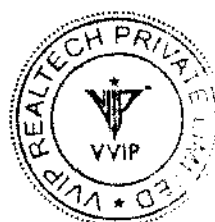
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Net Liability as at the beginning of the period/Year	21.03	-
Net Expenses in Profit & Loss account	8.78	21.03
Benefits Paid	1.77	-
<b>Net Liability as at the end of the period/Year</b>	<b>28.05</b>	<b>21.03</b>
<b>Present value of Gratuity Obligation as at the end of the Period/ Year (A)</b>	<b>28.05</b>	<b>21.03</b>

**ii) Expenses recognised in Profit & Loss during the Period/ year :**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Current service cost	5.95	4.94
Past service cost	-	16.10
Interest cost	1.43	-
Expected Return on Plan Asset	-	-
Curtailment Cost	-	-
Settlement Cost	-	-
Net Actuarial gain/loss on the Obligation	1.41	-
<b>Expense recognised on the statement of Profit &amp; Loss</b>	<b>8.78</b>	<b>21.03</b>

**iii) Changes in Benefit Obligations**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Opening Defined benefit Obligation	21.03	-
Current service cost	5.95	4.94
Past service cost	-	16.10
Interest cost	1.43	-
Net Actuarial gain/loss on the Obligation	1.41	-
Benefits Paid	1.77	-
<b>Closing Defined benefit Obligation</b>	<b>28.05</b>	<b>21.03</b>



iv) Net benefit asset/ (liability) recognised in the balance sheet

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Present value of defined benefit obligation at the end of the period / Year	28.05		21.03
Less, Fair value of plan assets at the end of the period /Year	-		-
Net benefit liability/(asset)	28.05		21.03

iv) Principal assumptions used in determining gratuity obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Discount Rate	7.55%		6.80%
Salary Growth Rate	5.00%		5.00%
Normal Age of Retirement	60 Years		60 Years
Withdrawal Rate	2.00%		2.00%
Mortality Rate	100% of IALM 2012 14		100% of IALM 2012 14

Notes :

(1) The discount rate indicated above reflects the estimated timings and currency of benefit payments. It is based on the yield/rates available on applicable the current valuation date.

(2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the in inflation, seniority, promotions, past experience and other relevant factors such as demand and supply in employment market.

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
(a) Impact of Discount rate on defined benefit obligation Increased by 1.00%	25.10		18.50
(b) Impact of Salary Escalation rate on defined benefit obligation Increased by 1.00%	31.60		24.00
(c) Impact of Attrition rate on defined benefit obligation Increased by 50.00%	28.60		21.30
(d) Impact of Mortality rate on defined benefit obligation Increased by 10.00%	28.10		21.10

Defined benefit liability and employer contributions

The weighted average duration of the defined benefit obligation is 12 years

The expected maturity analysis of undiscounted gratuity is as follows:

Particulars	Year ended March 31, 2026		Year ended March 31, 2025
Less than a year	0.80		0.50
More than 1 to 5 year	6.40		4.80
More than 5 to 10 year	13.10		7.60
More than 10 years	60.90		47.00



*Handwritten signature and initials*

(₹ In Lakhs)

## Leave Encashment

Particulars	As at March 31, 2026		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	0.57	13.80	14.37
<b>Total employee benefit obligations</b>	<b>0.57</b>	<b>13.80</b>	<b>14.37</b>

Particulars	As at March 31, 2025		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	6.50	12.17	18.67
<b>Total employee benefit obligations</b>	<b>6.50</b>	<b>12.17</b>	<b>18.67</b>

iv) Principal assumptions used in determining Leave Encashment obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Discount Rate	7.55%	6.80%
Salary Growth Rate	5.00%	5.00%
Normal Age of Retirement	60 Years	60 Years
Withdrawal Rate	2.00%	2.00%
Mortality Rate	100% of IALM 2012 14	100% of IALM 2012 14

## Notes :

- (1) The discount rate indicated above reflects the estimated timing and currency of benefit payments. It is based on the yield/rates available on applicable the current valuation date.
- (2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the in inflation, seniority, promotions, past experience and other relevant factors such as demand and supply in employment market etc.

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
(a) Impact of Discount rate on defined benefit obligation Increased by 1.00%	12.87	17.21
(b) Impact of Salary Escalation rate on defined benefit obligation Increased by 1.00%	16.17	20.43
(c) Impact of Attrition rate on defined benefit obligation Increased by 50.00%	14.74	18.94
(d) Impact of Mortality rate on defined benefit obligation Increased by 10.00%	14.39	18.66

The weighted average duration of the defined benefit obligation is 12 years

The expected maturity analysis of undiscounted Leave Encashment is as follows:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Less than a year	0.57	6.50
More than 1 to 5 year	3.49	2.99
More than 5 to 10 year	5.07	4.24
More than 10 years	31.50	27.59

As valued by Actuarial Valuation Officer - Mr Vichitra Malhotra (KP Actuaries and Consultants LLP)



**EMPLOYMENT BENEFIT OBLIGATIONS**

**Gratuity & Leave Encashment** - The Present value of obligation is determined based on actuarial valuation using the Project Unit Credit Method as per AS 15 to determine the present value of Defined Benefit Obligations and related Current Service Cost and, where applicable, Past Service Cost. It should be noted that valuation do not affect the ultimate cost of the plan, only the timing of when the benefit costs are recognised.

**Interest cost:** It is the increase during the period in the present value of the defined benefit obligation which arises because the benefits are one period closure to settlement.

**Current Service Cost:** It is the increase in the present value of the defined benefit obligation resulting from employee service in the current period.

**Actuarial Gain or Loss:** it comprises of the following two components

1. Experience adjustments : The effect of differences between the previous actuarial assumptions and what has actually occurred.
2. The effect of changes in actuarial assumptions.

**Curtailement Cost :**

It is the cost that arises due to an event that significantly reduces the expected years of future service of present employees or eliminates for a significant number of employees the accrual of defined benefits of some or all of their future services.

**Settlement Cost :**

It is the cost that arises due to an event where an enterprise enters into a transaction that eliminates all the further obligations for part or all of the benefits provided under a defined benefit plan.

**Expected Rate of Return :**

The expected return on assets over the accounting period, based on an assumed rate of return. The same is determined by considering the yield earned in past as well as current prevailing yield.

**Actual Rate of Return :**

The return earned by the accumulated fund assets in a year due to interest, dividends, and realized and unrealized changes in fair market value of plan assets.

(₹ In Lakhs)

**Gratuity**

Particulars	As at March 31, 2026		
	Current	Non Current	Total
Gratuity			
Present value of defined benefit obligation	3.93	20.12	24.05
Total employee benefit obligations	3.93	20.12	24.05

Particulars	As at March 31, 2025		
	Current	Non Current	Total
Gratuity			
Present value of defined benefit obligation	-	-	-
Total employee benefit obligations	-	-	-

**i) Reconciliation of opening and closing balance of gratuity obligations:**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Net Liability as at the beginning of the period/Year	-	-
Net Expenses in Profit & Loss account	0.23	-
Benefits Paid	-	-
Net Liability as at the end of the period/Year	0.23	-
Present value of Gratuity Obligation as at the end of the Period/Year (A)	0.23	-

**ii) Expenses recognised in Profit & Loss during the Period/ year :**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Current service cost	4.03	-
Past service cost	-	-
Interest cost	1.70	-
Expected Return on Plan Asset	-	-
Curtailement Cost	-	-
Settlement Cost	-	-
Net Actuarial gain/loss on the Obligation	-5.51	-
Expense recognised on the statement of Profit & Loss	0.23	-

**iii) Changes In Benefit Obligations**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Opening Defined benefit Obligation	-	-
Current service cost	4.03	-
Past service cost	-	-
Interest cost	1.70	-
Net Actuarial gain/loss on the Obligation	-5.51	-
Benefits Paid	-	-
Closing Defined benefit Obligation	0.23	-



*Handwritten signature/initials*

*Handwritten signature/initials*

*Handwritten mark*

iv) Net benefit asset/ (liability) recognised in the balance sheet

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Present value of defined benefit obligation at the end of the period / Year	0.23	-
Less: Fair value of plan assets at the end of the period /Year	-	-
Net benefit liability/(asset)	0.23	-

v) Principal assumptions used in determining gratuity obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Discount Rate	7.15%	-
Salary Growth Rate	5.00%	-
Normal Age of Retirement	60 Years	-
Withdrawal Rate	5.00%	-
Mortality Rate	100% of IALM 2012- 14	-

Notes :

(1) The discount rate indicated above reflects the estimated timings and currency of benefit payments. It is based on the yield/rates available on applicable bonds as on the current valuation date.

(2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the general trend in inflation, seniority, promotions , past experience and other relevant factors such as demand and supply in employment market.

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
<b>(a) Impact of Discount rate on defined benefit obligation</b>		
Increased by 1.00%	21.80	-
<b>(b) Impact of Salary Escalation rate on defined benefit obligation</b>		
Increased by 1.00%	26.50	-
<b>(c) Impact of Attrition rate on defined benefit obligation</b>		
Increased by 50.00%	24.90	-
<b>(d) Impact of Mortality rate on defined benefit obligation</b>		
Increased by 10.00%	24.10	-

**Defined benefit liability and employer contributions**

The weighted average duration of the defined benefit obligation is 10 years

The expected maturity analysis of undiscounted gratuity is as follows:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Less than a year	3.90	-
More than 1 to 5 year	5.70	-
More than 5 to 10 year	7.60	-
More than 10 years	41.80	-



**Leave Encashment**

Particulars	As at March 31, 2026		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	3.57	12.05	15.62
<b>Total employee benefit obligations</b>	<b>3.57</b>	<b>12.05</b>	<b>15.62</b>

Particulars	As at March 31, 2025		
	Current	Non Current	Total
Leave Encashment			
Present value of defined benefit obligation	-	-	-
<b>Total employee benefit obligations</b>	<b>-</b>	<b>-</b>	<b>-</b>

i) Principal assumptions used in determining Leave Encashment obligations for the Company's plan are shown below:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Discount Rate	7.15%	-
Salary Growth Rate	5.00%	-
Normal Age of Retirement	60 Years	-
Withdrawal Rate	5.00%	-
Mortality Rate	100% of IALM 2012-14	-

**Notes :**

(1) The discount rate indicated above reflects the estimated timing and currency of benefit payments. It is based on the yield/rates available on applicable bonds as on the current valuation date.

(2) The Salary growth indicated above is the Company's best estimate of a increase in salary of the employees in future years, determined considering the general trend in inflation, seniority, promotions , past experience and other relevant factors such as demand and supply in employment market etc.

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
(a) Impact of Discount rate on defined benefit obligation increased by 1.00%	14.30	-
(b) Impact of Salary Escalation rate on defined benefit obligation increased by 1.00%	17.18	-
(c) Impact of Attrition rate on defined benefit obligation increased by 50.00%	16.21	-
(d) Impact of Mortality rate on defined benefit obligation increased by 10.00%	15.62	-

The weighted average duration of the defined benefit obligation is 9 years

The expected maturity analysis of undiscounted Leave Encashment is as follows:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Less than a year	3.57	-
More than 1 to 5 year	3.58	-
More than 5 to 10 year	4.47	-
More than 10 years	23.72	-

As valued by Actuarial Valuation Officer - Mr Vichitra Malhotra (KP Actuaries and Consultants LLP)



*Handwritten signature*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 32

**PAYABLE TO MICRO, SMALL AND MEDIUM ENTERPRISES**

Details dues to micro and small enterprises as defined under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006)

(₹ in Lakhs)

Particulars	As At		
	31-Mar-26		31-Mar-25
i) The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting period/ year			
-- Principal amount due to micro and small enterprises	37.60		45.11
-- Interest due on above	0.39		1.94
ii) The amount of interest paid by the buyer in terms of section 16, of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting period/ year	-		-
iii) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-		-
iv) The amount of interest accrued and remaining unpaid at the end of each accounting period/ year	-		-
v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006	-		-
Disclosure of payable to vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the Company.			

*[Handwritten mark]*

*[Handwritten signature]*



*[Handwritten signature]*

**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

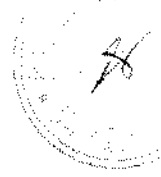
Note No. - 33

**CORPORATE SOCIAL RESPONSIBILITY (CSR)**

(₹ in Lakhs)

Information in respect of CSR Expenditure required to be spent by the company

Particulars	As At March 31, 2026	As At March 31, 2025
Gross Amount required to be spent by the company during the year	18.99	7.22
Amount of expenditure incurred	120.38	48.50
Shortfall/(Excess) at the end of the year	-101.39	-41.28
Total of previous year shortfall/(Excess)	-61.50	-20.21
Reason for shortfall	NIL	NIL
Nature of CSR Activities	Welfare of Old age persons in Old Age Home by Setting up Orphanages	Welfare of Old age persons in Old Age Home by Setting up Orphanages



*[Handwritten signature]*

*[Handwritten signature]*



**VVIP REALTECH PRIVATE LIMITED**  
Formerly Known As : VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED

Note No. - 34

**ADDITIONAL REGULATORY INFORMATION**

- The title deeds of all the immovable properties of Project lands, except land of Projects VVIP Mangal & VVIP Addresses, Greater Noida (W), are held in the name of Company. Title deeds of land of Project VVIP Mangal is in the name of Tyag Landscape Private Limited on which Joint Venture was made to develop the project between both the companies and the Title deeds of land of Project VVIP Addresses, Greater Noida (W) is in the name of Lotus SRS Buildtech Private Limited on which Joint Development Agreement was made to develop the project between both the companies. Further, the company has not revalued any of its Property, Plant and Equipment and intangible assets during the period.
- (i) The Company has not revalued its Property, Plant and Equipment during the reporting years.
- (ii) **Loans and Advances granted to Promoters, Directors, KMP and Related Parties:** The Company has not made investments in, except Partnership/joint ventures/holding/subsidiaries, but provided guarantee or security for the holding company and has granted loans or advances during the year in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties during the year.
- (iv) There are no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988).
- (v) The Company has not taken working capital limits in excess of five crore rupees in aggregate from banks and other financial institutions on the basis of security of current assets.
- (vi) The Company is not declared as wilful defaulter by any bank or financial institution or other lender.
- (vii) The Company has not entered into any transactions with companies struck off under section 248 of the Companies Act, 2013.
- (viii) The Company do not have any charge to be registered with Registrar of Companies beyond the statutory period.
- (ix) (a) The Company has not advanced or loaned or invested any funds (either from borrowed funds or share premium or any other sources or kind of Funds) or in any other persons or entities including foreign entities with the understanding whether recorded in writing or otherwise that the intermediary shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company or provide any guarantee, security or the like on behalf of the ultimate Beneficiaries.
- (b) That no funds have been received by the company from any persons or entity including foreign entities with the understanding, whether recorded in writing or otherwise, that the company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding Party or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) That we had considered reasonable and appropriate audit procedures, in the circumstances based on such audit procedures nothing has come to our notice that caused us to believe that the representations under sub clause (a) and (b) contain any misstatement.
- (x) 11. Balance of Unsecured Loans, Other Long Term Liabilities, Security Deposits (Received) / (Paid), Trade Payables, Other Current Liabilities including Advance from Customers, Non-Current Investments, Other Non-Current Assets, Trade Receivables, Short Term Loans & Advances, Other Current Assets, Direct Cost, Sales & Other Income as per GST, GST Payable / Recoverable have been taken at their book value and are subject to confirmation and reconciliation.

As Per Our Report of Even Date Attached  
For Rishi Kapoor & Company  
Chartered Accountants  
FRNo. 006615C

(Rishi Kapoor)  
Partner  
M.No.075483

For and on behalf of the Board of Directors

(PRAVEEN TYAGI)  
DIRECTOR  
Din No:00834200

(VIBHOR TYAGI)  
DIRECTOR  
Din No:01797579



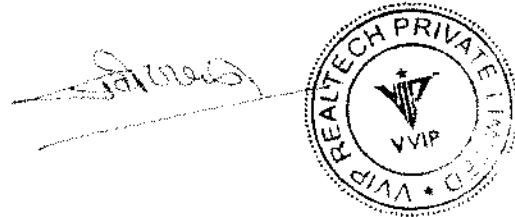
Place : Ghaziabad  
Date : 27.05.2026  
UDIN :

**VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED**

**NOTE: 35 ADDITIONAL INFORMATION TO THE FINANCIAL STATEMENTS AS REQUIRED UNDER SCHEDULE III OF THE COMPANIES ACT 2013 OF ENTITIES CONSOLIDATED AS SUBSIDIARIES**

Following is the share of Net Assets and Profit or Loss of the entities which have been consolidated for preparation of the consolidated summary statements for the Financial Year ended March 31, 2026

Name of Entity	Net Assets i.e Total Assets minus total liabilities		Share in Profit & Loss	
	As % of Consolidated Net Assets	Amount	As % of Consolidated Profit and Loss	Amount
<b>A) Parent Company</b>				
Vibhor Vaibhav Infrahome Private Limited (Excluding the Profit of VVIP EMS Infrahome)	99.52%	6666.99	-19.02%	-179.82
<b>B) Subsidiaries</b>				
VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited)	0.13%	8.47	-2.21%	-20.85
VVIP EMS Infrahome (Partnership Firm)	46.66%	3125.62	229.58%	2170.13
Colorcity Homes Private Limited	1.92%	128.94	3.06%	28.94
<b>TOTAL</b>	<b>148%</b>	<b>9930.03</b>	<b>211%</b>	<b>1998.40</b>
<b>TOTAL</b>	<b>148%</b>	<b>9930.03</b>	<b>211%</b>	<b>1998.40</b>
Other Adjustments	-15.13%	-1013.51	0.00%	-
<b>C) Non Controlling interests in Subsidiaries</b>				
VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited)	-0.06%	-4.15	1.08%	10.22
VVIP EMS Infrahome (Partnership Firm)	-33.04%	-2213.19	-112.50%	-1063.37
<b>Total</b>	<b>100%</b>	<b>6699.17</b>	<b>100%</b>	<b>945.26</b>



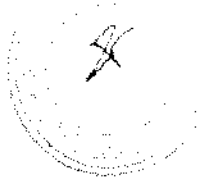
**VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED**

**NOTE: 35 ADDITIONAL INFORMATION TO THE FINANCIAL STATEMENTS AS REQUIRED UNDER SCHEDULE III OF THE COMPANIES ACT 2013 OF ENTITIES CONSOLIDATED AS SUBSIDIARIES**

Following is the share of Net Assets and Profit or Loss of the entities which have been consolidated for preparation of the consolidated summary statements for the Financial Year ended March 31, 2025

(₹ in Lakhs)

Name of Entity	Net Assets i.e Total Assets minus total liabilities		Share in Profit & Loss	
	As % of Consolidated Net Assets	Amount	As % of Consolidated Profit and Loss	Amount
<b>A) Parent Company</b> Vibhor Vaibhav Infrahome Private Limited (Excluding the Profit of VVIP EMS Infrahome)	99.76%	5740.04	1.20%	14.66
<b>B) Subsidiaries</b>				
VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited)	0.51%	29.33	2.22%	27.21
VVIP EMS Infrahome (Partnership Firm)	12.08%	694.91	191.51%	2346.59
<b>TOTAL</b>	<b>112%</b>	<b>6464.28</b>	<b>195%</b>	<b>2388.45</b>
<b>TOTAL</b>	<b>112%</b>	<b>6464.28</b>	<b>195%</b>	<b>2388.45</b>
Other Adjustments	7.89%	453.83	0.00%	-
<b>C) Non Controlling Interests in Subsidiaries</b>				
VVIP Infrahome Private Limited (Formerly known as Luck Real Properties Private Limited)	-0.25%	-14.37	-1.09%	-13.33
VVIP EMS Infrahome (Partnership Firm)	-19.98%	-1149.83	-93.84%	-1149.83
<b>Total</b>	<b>100%</b>	<b>5753.91</b>	<b>100%</b>	<b>1225.29</b>



*Handwritten signature or initials.*

*Handwritten signature or initials.*



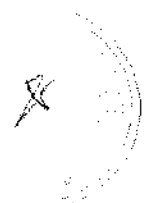
**Note No 36. RATIO ANALYSIS**

Ratio	Methodology	For the Year ended		Variance(%)	Explanation of variance more than 25%
		31.03.2026	31.03.2025		
Current Ratio	Total Current Assets over Total Current Liabilities	1.59	1.82	-12.64%	
Debt-Equity Ratio	Debt over Total Shareholder Equity	1.99	1.04	90.70%	Due to increase in Total Debt
Debt- Service Coverage Ratio	EBITDA over Debt Service (Interest & Lease Payments + Principal Repayments)	1.08	6.39	-83.06%	Due to increase in Debt Service
Return on Equity Ratio	PAT over Total average Equity	0.15	0.43	-64.36%	Due to increase in Average Equity
Inventory Turnover Ratio	Cost of goods sold over Average Inventory	0.42	1.55	-72.58%	Due to increase in Average Inventory
Trade Receivables Turnover Ratio	Revenue from Operations over Average Trade Receivables	2.23	6.78	-67.12%	Due to increase in Average Trade Receivables
Trade Payables Turnover Ratio	Cost of Revenue operations over Average Trade Payables	7.61	14.21	-46.45%	Due to increase in Average Trade Payables
Net Capital Turnover Ratio	Revenue from operations over Average Working Capital (i.e Total Current assets less Total current liabilities)	0.98	3.04	-67.83%	Due to increase in Average Working Capital
Net Profit Ratio	Net Profit over Revenue from operations	0.06	0.07	-14.96%	
Return on Capital employed Ratio/ Return on Investment	Profit before tax & Interest (PBIT) over Average Capital employed (i.e Total Shareholders' Equity and Debts)	0.17	0.27	-38.49%	Due to increase in Average Capital Employed



*Handwritten signature*

*Handwritten signature*



**VVIP Realtech Private Limited**  
**(Formerly Known as Vibhor Vaibhav Infrahome Private Limited)**  
**CIN : U70101DL2007PTC170268**

**SIGNIFICANT ACCOUNTING POLICIES & NOTES ON CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> MARCH, 2026**

Note No: 37

**A. Corporate Information**

Vibhor Vaibhav Infrahome Private Limited is a Company incorporated on November 07, 2007. The Corporate identification number of the company is **U70101DL2007PTC170268**. The Company is engaged in the business of Real Estate & Renting Services – Operating of Real Estate of Self Owned Buildings (Residential & Non Residential).

**B. Significant Accounting Policies**

**1. Basis of accounting:-**

A) These Consolidated financial statements have been prepared and presented under the historical cost convention and evaluated on a going concern basis using the accrual system of accounting in accordance with the Accounting Principles Generally Accepted in India (Indian GAAP) including the Accounting Standards notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013.

**2. Basis of Consolidation**

The Company consolidates all entities which are controlled by it. The Company establishes control when; it has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect the entity's returns by using its power over relevant activities of the entity.

Entities controlled by the Company are consolidated from the date control commences until the date control ceases.

The financial statements of the Group companies are consolidated on a line-by-line basis and all inter-company transactions, balances, income and expenses are eliminated in full on consolidation. However for the purpose of consolidation, the partnership Firms in which the company has more than 51% share are considered as Subsidiary as per AS -21 and all the assets, liabilities, income and expenses are consolidated line by line. The partner's capital account of entity other than the company is considered as Unsecured Loan or Advances in the Consolidated Financial Statement for the purpose of consolidation.

*[Handwritten signature]*

*[Handwritten signature]*



*[Handwritten signature]*

Minority Interest in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss and consolidated balance sheet respectively. Minority Interest in net profits / losses of consolidated subsidiaries for the year is identified and adjusted against the income in order to arrive at the net income attributable to the owners of the Parent. Their share of net assets is identified and presented in the consolidated balance sheet separately. Where accumulated losses attributable to the minorities are in excess of their equity, in the absence of the contractual / legal obligation on the minorities, the same is accounted for by the Parent, except where there is a contractual / legal obligation on minority interests.

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in profit and loss.

Excess of acquisition cost over the carrying amount of the Parent's share of equity of the acquiree at the date of acquisition is recognised as goodwill. In cases where the share of the equity in the acquiree as on the date of acquisition is in excess of acquisition cost, such excess of share in equity is recognised as 'Capital reserve' and classified under 'Reserves and Surplus'. The Parent's share of equity in the subsidiary is determined on the basis of book values of assets and liabilities as per the financial statements of the subsidiary as at the date of acquisition.

#### **Colorcity Homes Private Limited**

During the year, the company has acquired 10,00,000 shares of Colorcity Homes Private Limited on 3<sup>rd</sup> October, 2025 by way of Purchase of shares from existing shareholders of the company. ( 1 Share is in the name of Shri Praveen Tyagi, Director of the Company, who is the nominee share holder on behalf of the Company). Thus acquired 10,00,000 shares (100%) of Colorcity Homes Private Limited and became the Holding Company w.e.f. 3<sup>rd</sup> October, 2025. As told by the management, No valuation has been done for purchase/ allotment of shares. Investments are stated at cost price. Thus Colorcity Homes Private Limited is the Subsidiary of VVIP Realtech Private Limited (Formerly known as Vibhor Vaibhav Infrahome Private Limited ) w.e.f 3<sup>rd</sup> October 2025.

The Corporate Insolvency Resolution Process ("CIRP") was initiated pursuant to a petition filed by one of its Financial Creditor, M/S Neon Vincom Pvt. Ltd. under Section 7 of the Insolvency and Bankruptcy Code, 2016 ("IBC"). M/S Neon Vincom Pvt. filed the petition before the National Company Law Tribunal, Allahabad Bench, Prayagraj ("Adjudicating Authority") vide Company Petition No. CP (IB) No. 04/ALD/2020 . The Adjudicating Authority admitted the said petition and the CIRP for the Company commenced on March 02, 2023. The CIRP culminated into the approval of the Resolution Plan submitted by VVIP Realtech Private Limited (formerly known as Vibhor vaibhav Infrahome Private Limited) by the Adjudicating Authority vide its order dated June 14th, 2024 ("Order").



Accordingly, keeping in view the Order dated June 14, 2024:

- CIRP costs - The total CIRP cost is assumed to be approx. INR 50,00,000/- upto the date of approval of Resolution plan. As such the resolution applicant proposes to pay INR 50,00,000/- or the actual cost incurred as on the Approval date and the same shall be paid towards full and final payment of the insolvency Resolution process cost payable in terms of Section 30(2)(a) of the code and regulation 38(1)(a) of the CIRP Regulations. Actual cost incurred is Rs 59,00,000/- due to which excess 9,00,000/- capitalized to Land cost.
- Unsecured Financial Creditors (Whose claims have been admitted upto the date of filing of Resolution Plan) - The Unsecured financial creditors have been paid 100% of the admitted amount i.e INR 5,31,00,000 (Indian Rupees Five crores Thirty One Lacs ) and the same was paid with in 100 days from the approval date.
- Unsecured Financial Creditors in class (Home Buyers) (Whose claims have been admitted upto the date of filing of Resolution Plan) - The Home Buyers have been paid 100% of the admitted amount i.e INR 6,13,22,264.57 (Indian Rupees Six crores Twenty-Eight Lacs Seventeen Thousand Three hundred thirty five and fifty seven paise only) and the same has been paid with in 100 days from the approval date. One Financial creditor in class amounting to Rs. 14,95,074/- is also not traceable therefore company has created FDR of the same amount.
- Unsecured Financial Creditors (Claims under Verification) - As per Information Memorandum and addendums thereto/updated list of claims it can be seen that claims amounting to INR 5,93,09,612.06/- pertaining to Unsecured Financial Creditor are still under verification.
- The resolution applicant proposed to pay them out of total contingency pool-1 of INR 75,00,000/- on pro rata basis, to such Unsecured Financials creditors whose claims are under verification and the same shall be paid within 150 days from the approval date. The said amount shall only be payable to the creditors whose claims are admitted. The surplus of contingency pool-1, if any shall belong to Resolution Applicant
- Unsecured Financial Creditors in class ( Claims under verification) - As per information Memorandum and addendums thereto/updated list of claims it can be seen that claims amounting to INR 20,62,96,360.98 (Indian rupees Twenty crore sixty two lacs ninety six thousand three hundred sixty and Ninety eight paise) pertaining to Unsecured Financial Creditor in class are still under verification.
- The Resolution applicant subject to clause 1.3.3.2 & 1.3.3.3 proposes to pay them out of total contingency Pool-II of INR 2,50,00,000/- on pro rata basis, to such unsecured financial creditors in class whose claims are under verification and the same shall be paid within 150 days from the approval date. The said amount shall only be payable to the creditor whose claims are admitted. The surplus of the contingency pool-i, if any shall belong to Resolution Applicant. In this Category, claims of Rs. 4,94,82,047/- were admitted by the honourable NCLT. Financial creditor in Class whose claim was admitted for Rs. 2,23,19,210/- is not willing to get the payment as per approved resolution plan. Therefore the company has created FDR of Rs. 2,23,19,210/- for payment of their claim and other unclaimed amounts. Balance amount in the contingency pool has been paid.



- Financial Creditors/Operational Creditors (No Claim Received) - The Resolution Applicant proposes to pay proportionate amount of total contingency pool-III of INR 25,00,000/- (Indian Rupees Twenty five lacs) on pro rata basis, to the creditors who have not filed their claims with the resolution professional. The same shall be payable subject to successful verification of claims by the resolution applicant within 150 days from the Approval date. The surplus of contingency pool-III, if any shall belong to Resolution Applicant.
- Financial Creditor in class (no claim received) - The Resolution Applicant proposes to pay them out of total contingency pool IV of INR 75,00,000/- (Indian Rupees Seventy five Lacs) on pro rata basis, to the creditors who have not filed their claims with the resolution professional. The same shall be payable subject to successful verification of claims by the Resolution applicant and submission of documents by such creditors as stated in clause 1.3.3.2 & 1.3.3.3. The same shall be paid within 150 days from the Approval date. The surplus of the contingency pool IV, if any shall belong to Resolution Applicant.
- The said order was stayed by Honourable NCLAT vide their order No: IA No. 5674 of 2024 dated 13th August 2024. The said appeals bearing Company Appeal (AT) (Ins) Nos. 1561 to 1564 of 2024 were withdrawn by the appellants vide Dy. No. 991011006828 of 2025 pursuant to the order dated 28.07.2025 passed by the Hon'ble NCLAT. Further, Company Appeal (AT) (Ins) No. 1600 of 2024 was also withdrawn by the appellant pursuant to order dated 29.08.2025 passed by the Hon'ble NCLAT.

Computation of Land Cost in accordance with the approved Resolution Plan is as follows:

Particulars	Amount
-CIRP costs	5,000,000.00
-Unsecured Financial Creditors (Whose claims have been admitted upto the date of filing of Resolution Plan)	53,100,000.00
-Unsecured Financial Creditors in class (Home Buyers) (Whose claims have been admitted upto the date of filing of Resolution Plan)	62,817,338.57
-Unsecured Financial Creditors (Claims under Verification)	7,500,000.00
-Unsecured Financial Creditors in class ( Claims under verification)	25,000,000.00
-Financial Creditors/Operational Creditors (No Claim Received)	2,500,000.00
-Financial Creditor in class (no claim received)	7,500,000.00
<b>Grand Total</b>	<b>163,417,338.57</b>



*Handwritten signature/initials*

3. Use of Estimates :-

The preparation of the Consolidated Financial Statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the period/year. The Management believes that the estimates used in preparation of the Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialize.

4. Revenue Recognition :-

**Holding Company : VVIP Realtech Private Limited (Formerly Known as Vibhor Vaibhav Infracore Private Limited)**

The company is having seven projects namely VVIP Addresses, VVIP Assets, VVIP Style VVIP Mangal, VVIP Nest / VVIP Niwas and VVIP Addresses {Greater Noida (W)}.

**VVIP Addresses, VVIP Assets, VVIP Style:**

During the year, sales of the above said projects are recognized on actual basis, as the construction on the project has been completed except certain work, i.e., finishing/interior work of the flats. Up to 31.03.2018 sales were booked on application of percentage completion method after reducing EMI paid to customers.

During the period, Sale deeds of certain flats/shop/Plots are made. However proceeds/sales of these was booked through application of Percentage completion method .

**VVIP Mangal, VVIP Nest / VVIP Niwas :**

Sales are booked on the basis of application of percentage completion method (POCM).

**VVIP Addresses {Greater Noida(W)} :**

Revenue will be recognized on the basis of application of percentage completion method (POCM). During the year, revenue was not recognized as the conditions required for percentage completion method was not full filled. Details/Input required for Percentage Completion Method has been taken as per Certificate issued by the Management of the company.

**Subsidiary (VVIP EMS Infracore)**

Sales are booked on application of percentage completion method. Expenses and Income considered payable and receivable respectively are accounted for on accrual basis. Details for calculation of Sales and Closing WIP as per percentage completion method has been given and certified by the partners of the Firm.

**Subsidiary (Colorcity Homes Private Limited)**

**Sale of Goods**

Sale of goods is recognized when significant risks and rewards of ownership of goods have been transferred to the buyer for a consideration. The amount of revenue arising from a transaction is usually determined by an agreement between the parties involved in the transaction excluding value added tax/ goods and services tax, after deducting discount and allowances.



**Subsidiary -VVIP Infracore Private Limited (Formerly Known as Luck Realtech Private Limited)**

During the year, The company has started new project at sector 22 at Yamuna express way and the booking of the flats have started. Sales of the above said projects are recognized on actual basis, as the construction on the project has been started. During the year, revenue was not recognized as the conditions required for percentage completion method was not full filled. Details/Input required for Percentage Completion Method has been taken as per Certificate issued by the Management of the company.

5. Other Income :-

Interest income is accounted on accrual basis. Income other than interest income is accounted for when right to receive such income is established.

6. Property,Plants & Equipment :-

**Tangible Assets**

Property, Plants & Equipment are stated at their original cost of acquisition including taxes, freight and other incidental expenses related to acquisition and installation of the concerned assets less depreciation till date.

Subsequent expenditure incurred on an item of property, plant and equipment is added to the book value of that asset only if this increases the future benefits from the existing asset beyond its previously assessed standard of performance.

Depreciation methods, estimated useful lives and residual value

Depreciation on assets is provided on written down method at the rates and in the manner prescribed in Schedule II to the Companies Act, 2013. Schedule II to the companies Act 2013 prescribes the useful lives for various class of assets. For certain class of assets, based on technical evaluation and assessment, Management believes that the useful lives adopted by it reflect the period over which these assets are expected to be used.

Accordingly for those assets, the useful lives estimated by the management are different from those prescribed in the Schedule. Management's estimates of the useful lives for various classes of fixed assets are as given below:-

<b>Assets</b>	<b>Useful life</b>
Plant & Machinery	15 years
Office Equipment	5 years
Building	30 years
Motor Vehicles	8 years
Computer	3 years
Furniture & Fixtures	10 years

**Intangible Assets**

The cost of intangible asset comprises its purchase cost including any taxes and directly attributable expenditure on making the asset ready for its intended use. It is accounted as purchase price less amortization, if any.

*[Handwritten mark]*

*[Handwritten signature]*



*[Handwritten signature]*

7. Impairment of Assets :-

An asset is treated as impaired when the carrying cost of asset exceeds its recoverable value. Recoverable amount is the higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of the asset and from its disposal at the end of its useful life. Net selling price is the amount obtainable from sale of the asset in an arm's length transaction between knowledgeable, willing parties, less the costs of disposal. As told by the management of the company, no impairment loss is recognized during the year as there are no indicators of impairment found in the company.

8. Cash and Cash Equivalents :-

Cash and cash equivalents comprises Cash-in-Hand, Short-term Deposits and Balance in Current Accounts with Banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

9. Investments :-

Investments, which are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments. Investments are stated at cost.

**Colorcity Homes Private Limited**

During the year, the company has acquired 10,00,000 shares of Colorcity Homes Private Limited on 3<sup>rd</sup> October, 2025 by way of Purchase of shares from existing shareholders of the company. ( 1 Share is in the name of Shri Praveen Tyagi, Director of the Company, who is the nominee share holder on behalf of the Company). Thus acquired 10,00,000 shares (100%) of Colorcity Homes Private Limited and became the Holding Company w.e.f. 3<sup>rd</sup> October, 2025. As told by the management, No valuation has been done for purchase/allotment of shares. Investments are stated at cost price. Thus Colorcity Homes Private Limited is the Subsidiary of VVIP Realtech Private Limited (Formerly known as Vibhor Vaibhav Infrahome Private Limited ) w.e.f 3<sup>rd</sup> October 2025.

10. Inventories :-

**Holding Company : VVIP Realtech Private Limited (Formerly Known as Vibhor Vaibhav Infrahome Private Limited)**

Inventories are valued as under:-

**VVIP Addresses, VVIP Assets, VVIP Style :**

Inventories of unsold flats and are valued on cost price including direct & indirect expenses as the major portion of the job is completed.

**VVIP Mangal, VVIP Nest / VVIP Niwas :**

Inventories of Raw Materials, components, construction materials, stores, spares and loose tools and are valued at cost. Project and Construction work in progress are valued at cost including direct & indirect expenses till a major portion of the job is completed and thereafter also at cost. Cost includes direct & indirect expenses includes applicable borrowing cost vide policy relating to borrowing costs.

Property/developed land are valued at cost. Cost includes direct & indirect expenses and also includes applicable borrowing cost vide policy relating to borrowing costs.



**VVIP Addresses {Greater Noida(W)} :**

Inventories of Raw Materials, components, construction materials, stores, spares and loose tools and are valued at cost. Project and Construction work in progress are valued at cost including direct & indirect expenses till a major portion of the job is completed and thereafter also at cost. Cost includes direct & indirect expenses includes applicable borrowing cost vide policy relating to borrowing costs.

Property/developed land are valued at cost. Cost includes direct & indirect expenses and also includes applicable borrowing cost vide policy relating to borrowing costs.

**Subsidiary (VVIP EMS Infrahome)**

Raw Materials, components, construction materials, stores, spares and loose tools are valued at cost. Project and Construction work in progress are valued at cost including direct & indirect expenses till a major portion of the job is completed and thereafter also at cost. Cost includes direct & indirect expenses includes applicable borrowing cost vide policy relating to borrowing costs. Property developed land are valued at cost. Land Purchased during the year for other project is also valued at Cost Price.

**Subsidiary -VVIP Infrahome Private Limited (Formerly Known as Luck Realtech Private Limited)**

Inventories of Raw Materials, components, construction materials, stores, spares and loose tools and are valued at cost. Project and Construction work in progress are valued at cost including direct & indirect expenses till a major portion of the job is completed and thereafter also at cost. Cost includes direct & indirect expenses includes applicable borrowing cost vide policy relating to borrowing costs. Property/developed land are valued at cost. Cost includes direct & indirect expenses and also includes applicable borrowing cost vide policy relating to borrowing costs.

**Subsidiary (Colorcity Homes Private Limited)**

There are no inventories as on 31<sup>st</sup> March 2026.

11. Employee Benefits :-

The Group provides for the various benefits plans to the employees. These are categorized into Defined Benefits Plans and Defined Contributions Plans. Defined contribution plans includes the amount paid by the group towards the liability for Provident fund to the employees provident fund organization and Employee State Insurance fund in respect of ESI and defined benefits plans includes the retirement benefits, such as gratuity and Leave Encashment.

a. In respect Defined Contribution Plans, contribution made to the specified fund based on the services rendered by the employees are charged to Statement of Profit & Loss in the year in which services are rendered by the employee.



b. Liability in respect of Defined Long Term benefit plan is determined at the present value of the amounts payable determined using actuarial valuation techniques performed by an independent actuarial at each balance sheet date using the projected unit credit methods. Re-measurement, comprising actuarial gain and losses, the effects of assets ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the statement of Financial Position with a charge or credit recognized in other comprehensive income in the period in which they occur. Past Service cost is recognized in the statement of profit & loss in the period of plan amendment. It is accounted on the basis of Actuarial Valuation report and the same was charged to the statement of profit & Loss and provision has been made based on the certified actuarial report. Actuarial gain and losses in respect of post employment benefits are charged to the statement of profit & Loss

c. Liabilities for short term employee benefits are measured at undiscounted amount of the benefits expected to be paid and charged to Statement of Profit & Loss in the year in which the related service is rendered.

#### 12. Earning Per Share :-

Basic earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity share outstanding during the period. Diluted earning per share is computed by dividing the profit/ (loss) after tax (including the post tax effect of extraordinary items, if any) as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. However the basic and dilutive EPS of the company are same as there are no options, warrants or any dilutive potential equity shares during the year. Refer Note No 27 of Standalone Financial Statement for calculation of EPS

#### 13. Taxation & Deferred Tax:-

Income taxes are accounted for in accordance with Accounting Standard (AS-22) – "Accounting for taxes on income", notified under Companies (Accounting Standard) Rules, 2014. Income tax comprises of both current and deferred tax. Current tax is measured on the basis of estimated taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961. The tax effect of the timing differences that result between taxable income and accounting income and are capable of reversal in one or more subsequent periods are recorded as a deferred tax asset or deferred tax liability. They are measured using substantially enacted tax rates and tax regulations as of the Balance Sheet date. Deferred tax assets arising mainly on account of brought forward losses and unabsorbed depreciation under tax laws, are recognized, only if there is virtual certainty of its realization, supported by convincing evidence. Deferred tax assets on account of other timing differences are recognized only to the extent there is a reasonable certainty of its realization.



*STATUS*



*Handwritten signature or initials.*

**14. Foreign Exchange Transaction :-**

Foreign Currency transactions are booked at the rate prevailing at the time of transaction and any Gain/loss arising out of fluctuations in exchange rate is accounted for at the year end as per AS-11 issued by the Institute of Chartered Accountants of India. There are no Foreign transactions in the company during the year.

**15. Segment Reporting :-**

The Group is engaged in the business of Real Estate, based on similarity of activities, risk and reward structure, organisation structure and internal reporting system, the company has structured its operations into single operating segment and hence there is no reportable segment as per AS-17 "Segment Reporting".

**16. Provisions, Contingent Liabilities and Contingent Assets:- (As-29)**

Provisions are recognized only when there is a present obligation as a result of past events and when a reliable estimate of the amount of the obligation can be made.

Contingent Liabilities is disclosed in Notes to the account for:-

- (i) Possible obligations which will be confirmed only by future events not wholly within the control of the company or
- (ii) Present Obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.
- (iii) Bank Guarantee

Contingent assets are not recognized in the financial statement since this may result in the recognition of the income that may never be realized.

Refer Note 30 of Consolidated Financial Statement.

As at the end of the reporting period, the Subsidiary Company i.e Colorcity Homes Private Limited has a contingency pool payable amounting to Rs. 1,75,00,000 pursuant to the approved Resolution Plan. The same has been recognized/disclosed in the financial statements as applicable.

**General:**

Except wherever stated, accounting policies are consistent with the generally accepted accounting principles and have been consistently applied.

**(B) Notes on Financial Statements**

1. The detail of the parties in the Form of MSME and Non MSME has been provided by the Management. Further the management has also confirmed that during the period No Company has been Stuck Off, from which the Company had done any transactions.
2. Previous years; figures have been regrouped/ recast to make them comparable with the current period figures.



**3. Holding Company- VVIP Realtech Private Limited (Formerly Known as Vibhor Vaibhav Infrahome Private Limited)**

The title deeds of all the immovable properties of Project lands, except land of Projects VVIP Mangal & VVIP Addresses, Greater Noida (W), are held in the name of Company. Title deeds of land of Project VVIP Mangal is in the name of Tyag Landscape Private Limited on which Joint Venture was made to develop the project between both the companies and the Title deeds of land of Project VVIP Addresses, Greater Noida (W) is in the name of Lotus SRS Buildtech Private Limited on which Joint Development Agreement was made to develop the project between both the companies. Further, the company has not revalued any of its Property, Plant and Equipment and intangible assets during the period.

4. No proceedings have been initiated / or are pending, during the period against the Group as on 31<sup>st</sup> March 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules thereon.
5. The Group has not defaulted in the repayment of loans or in the payment of interest to their lenders.
6. The Holding company is having one layer of Subsidiaries as defined under Companies (Restriction on Number of Layers) Rules, 2017.
7. The Company has not done any arrangements as per section 230 to 237 of the Companies Act, 2013.
8. The Company does not deal in Crypto Currencies during the Period.
9. The Holding and Subsidiary company has no working capital limit and thus is not required to submit statements with banks and other financial institutions.
10. There was no transaction that has been surrendered or disclosed as income during the period in tax assessments under the Income Tax Act.
11. Balance of Unsecured Loans, Other Long Term Liabilities, Security Deposits (Received) / (Paid), Deposit against Joint Venture (Received) / (Paid), Trade Payables, Other Current Liabilities including Advance from Customers, Non-Current Investments, Other Non-Current Assets, Trade Receivables, Short Term Loans & Advances, Other Current Assets, Direct Cost, Sales & Other Income as per GST, GST Payable / Recoverable have been taken at their book value and are subject to confirmation and reconciliation.
12. As told by the management of the company, in some cases company is charging/depositing GST on actual amount received from customers basis and in some cases GST is being charged/deposited on due basis. Further No GST has been charged on fresh sales on certain projects as the management has told that project has been completed except certain work, i.e. finishing/interior work of the flats is pending. However no reconciliation of GST is provided. The management has told that on completion of the Projects, Turnover and GST will automatically be reconciled.



13. Cost of Land, Construction and its other expenditure has been arrived by adding purchases, Labor Charges, Finance Charges for Project and Other expenditure directly related to the project.

14. Payments to Auditors:


<b>Auditors Remuneration</b>	<b>2025-26</b>	<b>2024-25</b>
Audit Fees	15,00,000/-	10,85,000/-
Tax Audit Fees	2,50,000/-	2,00,000/-
<b>Total</b>	<b>17,50,000/-</b>	<b>12,85,000/-</b>

15. As certified by the directors, all amounts in the Balance Sheet relating to Sundry Creditors, Unsecured Loans, Deposits, Loans and advances are shown at net realizable value or net payable as the case may be.

16. As certified by Company that it has received written representation from all the Directors, That Companies in which they are Directors had not defaulted in terms of section 164 (2) of the Companies Act, 2013, and that representation of Directors taken in Board that None of the Director is disqualified from being appointed as Director of the Company.

17. All assets and liabilities are presented as Current or Non-current as per criteria set out in Revised Schedule VI to the Company's Act, 1956 Notified by the Ministry of Corporate affairs vide Notification No. SO447(E) Dated 28th February, 2011 and SO653(E) Dated 30th March, 2011. Based on the nature of operation of the company and realization from the trade receivable, the company has ascertained its operating cycle of less than 12 months. Accordingly 12 months period has been considered for the purpose of Current /Non-current classification of assets & liabilities.

**In terms of Our Separate Audit Report of Even Date Attached.**

  
(Praveen Tyagi)  
Director  
DIN : 00834200



(Vaibhav Tyagi)  
Director  
DIN : 01797558

For Rishi Kapoor & Company  
Chartered Accountants  
F.R.No: 006615C

  
(Rishi Kapoor)  
Partner  
M.No. : 075483

Place: Ghaziabad  
Date : 27/05/2026

