

**PNC DELHI
INDUSTRIAL INFRA
PRIVATE LIMITED
AUDITED BALANCE
SHEET
F.Y. 2025-26**

Auditor: Raj Har Gopal & Co. Delhi.

Date of Signing: 15-05-2026

INDEPENDENT AUDITOR'S REPORT

To the Members of **PNC DELHI INDUSTRIAL INFRA PRIVATE LIMITED**

Report on the Audit of the IND AS Financial Statements

Opinion

We have audited the Ind AS financial statements of PNC Delhi Industrial infra Private Limited (the "company"), which comprises Balance Sheet as at 31st March 2026, the statement of Profit and Loss (including statement of Other Comprehensive Income), statement of cash flows and Statement of changes in Equity for the year then ended on that date, and notes to the Ind AS Financial Statements summary of 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 Ind AS financial statements give the information required by the Companies Act, 2013 (the Act) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, and the statement of Profit and Loss including statement of Other Comprehensive Income, and statement of cash flows and Statement of changes in Equity for the year the 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 Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for The Audit of Ind AS 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 Ind AS 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 financial statements.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the Ind AS financial statements and our auditor's report thereon.

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

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the



financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement therein, we are required to report that matter to those charged with governance and take appropriate action necessitated by the circumstances and the applicable laws and regulations. We have nothing to report in this regard.

Responsibility of Management for IND AS Financial Statements

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

In preparing the Ind AS Financial Statements, management is responsible for assessing the company's ability to continue as going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for Audit of IND AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the IND AS 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 IND AS Financial Statements.

We give in "Annexure A" a detailed description of Auditor's responsibilities for Audit of the Ind AS Financial Statements.

Report on Other Legal and Regulatory Requirements

1. As required by the companies (auditor's report) rules, 2020 ("the order") issued by the central Government of India in terms of the sub section (11) of the section 143 of the act, we give in the **Annexure B**, a statement on the matters specified in paragraph 3 and 4 of the order.
2. As required by Section 143(3) of the Act, we report that:



- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c. There is no branch office of the company which is audited under sub-section 8 of section 143 by a person other than the company auditor.
- d. The Balance Sheet, the statement of Profit and Loss including statement of Other Comprehensive Income, and statement of cash flows and Statement of changes in Equity for the year then ended, and notes to the IND AS Financial Statements summary of significant accounting policies and other explanatory information dealt with in this report are in agreement with the books of accounts.
- e. In our opinion, the aforesaid IND AS Financial Statements comply with the Accounting Standards specified under Section 133 of the Act.
- f. There is no financial transaction or matters which have any adverse effect on the functioning of the company.
- g. On the basis of the written representations received from the directors as on 31st March, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.
- h. There are no qualification, reservation or adverse remark relating to the 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 C. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- j. With respect to the other matters to be included in 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 explanations given to us:
 - a. The Company did not have any pending litigations which effects its financial position in its IND AS Financial Statements.
 - b. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.



- c. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- d. (i) the management has represented that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (ii) the management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (iii) Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.
- e. No dividend has been declared or paid during the year by the company.
- f. As per information and explanations given and based on our examination, which include test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all the transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For RAJ HAR GOPAL & CO.

Chartered Accountants

FRN: 002074N

CA Gopal Krishan Gupta

Partner

M.No. 081085

UDIN: 26081085QDSUTE6197

Place of Signature: Agra

Date: 15.05.2026



ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON EVEN DATE ON THE IND AS FINANCIAL STATEMENTS OF PNC DELHI INDUSTRIAL INFRA PRIVATE LIMITED FOR THE YEAR ENDED MARCH 31st, 2026

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

As part of an audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Ind AS Financial Statements, including the disclosures, and whether the Ind AS Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Ind AS 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 Ind AS 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.

For RAJ HAR GOPAL & CO.

Chartered Accountants

FRN: 002074N


CA Gopal Krishan Gupta

Partner

M.No. 081085

UDIN: 26081085QDSUTE6197

Place of Signature: Agra

Date: 15.05.2026



"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the IND AS Financial Statements of the Company for the year ended 31st March, 2026

i. Property, Plant and Equipment and Intangible Assets

- a. A). The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
B) The Company has maintained proper records showing full particulars of Intangible assets.
 - b. The Fixed Assets have been physically verified by the management in a phased manner, designed to cover all the items over a period of three years, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the fixed asset has been physically verified by the management during the year and no material discrepancies between the book's records and the physical fixed assets have been noticed.
 - c. No immovable property is held in the name of the company; hence this clause is not applicable.
 - d. The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
 - e. No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made there under.
- ii. There is no Inventory in the company, hence clause 3(ii)(a) and 3(ii)(b) is not applicable.
- iii. The Company has not made any investments in, provided any guarantee or security or granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) (a) to (f) of the Order are not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees, and security.
- v. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.



- vi. We have broadly reviewed the Cost Records maintained by the company pursuant to the Companies (Cost Account Records) Rules, 2014 as amended and prescribed by the Central Government under sub-section (1) of Section 148 of the Act, and are of the opinion that prima facie, the prescribed cost records have been made and maintained. However, we have not carried out a detailed examination of such cost records with a view to determine their accuracy or completeness.
- vii. (a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Goods & Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Sales tax, Service Tax, Duty of Customs, Duty of Excise, Value added Tax, CSS and any other statutory dues with the appropriate authorities and there are no arrears of outstanding statutory dues on the last day of the financial year concerned (31.03.2026) for a period of more than six months from the date they became payable.
- b) According to the information and explanation given to us, there are no Statutory dues outstanding on account of dispute.
- viii. In our opinion and according to the information and explanations given to us, there are no transactions relating to previously unrecorded income that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- ix. According to the records of the company examined by us and the information and explanation given to us:
- (a) As per the information and explanation given to us by the management and as per the audit procedure performed, the Company has not defaulted in the repayment of term loans to banks.
- (b) The company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) Funds were applied for the purpose for which the funds were obtained by the company.
- (d) As per the information and explanation given to us by the management and as per the audit procedure performed, no funds have been raised on short term basis.
- (e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) The company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- x. According to the records of the company examined by us and the information and explanation given to us:
- (a) The company has not raised moneys by way of initial public offer or further public offer (including debt instruments) a term loan. Hence the provisions of clause 3(x) (a) of the Order are not applicable to the company.



(b) The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (x) (b) of the Order are not applicable to the Company and hence not commented upon.

- xi. Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year, therefore the provisions of clause 3 (xi) (a) (b) & (c) of the Order are not applicable to the Company.
- xii. The Company is not a Nidhi Company. Hence provisions of clause 3(xiii) (a,b&c) of the Order are not applicable on the company.
- xiii. In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the IND AS Financial Statements as required by the applicable accounting standards.
- xiv. Based on our examination and the information and explanations given to us:
 - (a) Internal audit system is commensurate with the size and nature of its business
 - (b) We have considered the internal audit report during the course of our audit.
- 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 him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company.
- xvi. (a) In our opinion, 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.

(b) Based on our examination and the information and explanations given to us the company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, and accordingly, the provisions of clause 3 (xvi) (c) of the Order are not applicable to the Company.

(d) The provisions of clause 3 (xvi) (d) of the Order are not applicable to the Company.
- xvii. The company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
- xviii. There has not been any resignation of the statutory auditors during the year, and accordingly, the provisions of clause 3 (xviii) of the Order are not applicable to the Company.



xix. According to the information and explanation given to us and on the basis of the financial ratios, ageing and expected dated of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and the when they fall due within a period of one year from the date of balance sheet.

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 upto 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 and when they fall due.

xx. a) The company has not any unspent amount according to the compliances with second proviso to sub-section (5) of section 135 of the said Act and accordingly the provisions of clause 3 (xx) (a) of the Order are not applicable to the Company.

(b) The provisions of clause 3 (xx) (b) of the Order are not applicable to the Company.

For RAJ HAR GOPAL & CO.
Chartered Accountants
FRN: 002074N



CA Gopal Krishan Gupta
Partner
M.No. 081085
UDIN: 26081085QDSUTE6197
Place of Signature: Agra
Date: 15.05.2026



"ANNEXURE C" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENT OF PNC DELHI INDUSTRIAL INFRA PRIVATE LIMITED

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

We have audited the internal financial controls over financial reporting of PNC Delhi Industrialinfra Private Limited as of March 31, 2026 in conjunction with our audit of the Ind AS 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 these responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the IND AS 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 IND AS Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of IND AS 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 IND AS Financial Statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026.

For RAJ HAR GOPAL & CO.

Chartered Accountants

FRN: 002074N



CA Gopal Krishan Gupta

Partner

M.No. 081085

UDIN: 26081085QDSUTE6197

Place of Signature: Agra

Date: 15.05.2026

(₹ in Lakhs)

Particulars	Notes	As at March 31, 2026	As at March 31, 2025
ASSETS			
(1) Non - current assets			
(a) Property, plant and equipment	3	22.62	28.36
(b) Intangible Asset	4	3.52	6.33
(c) Financial assets			
(i) Service Concession Receivables	5	2,037.73	5,306.81
(d) Other Non - Current Assets	6	553.59	585.45
Sub Total (Non Current Assets)		2,617.46	5,926.95
(2) Current assets			
(a) Financial assets			
(i) Investments	7	100.00	91.64
(ii) Trade receivables	8	4,703.60	3,156.88
(iii) Cash and cash equivalents	9	305.85	68.51
(iv) Other Financial Assets	10	20.37	19.38
(b) Other current assets	11	10,978.70	9,294.05
Sub Total (Current Assets)		16,108.52	12,630.46
Total Assets		18,725.98	18,557.41
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	12	3,500.00	3,500.00
(b) Other equity	13	14,417.38	13,593.96
Sub Total (Equity)		17,917.38	17,093.96
LIABILITIES			
(1) Non - Current liabilities			
(a) Deferred Tax Liability	14	303.74	733.34
(b) Provisions	15	9.26	12.92
Sub Total (Non Current Liability)		313.00	746.26
(2) Current liabilities			
(a) Financial liabilities			
(i) Trade payables			
(a) Dues of micro and small enterprises	16	27.30	9.31
(b) Dues of creditor other than micro and small Enterprises		65.80	105.41
(ii) Other financial liabilities	17	234.44	321.72
(b) Other current liabilities	18	10.69	5.02
(c) Provisions	19	157.37	275.73
Sub Total (Current Liability)		495.60	717.19
Total Equity & Liabilities		18,725.98	18,557.41

Summary of Material Accounting Policies (Refer Note:1-2)

The accompanying notes (1-38) form an integral part of the financial statements.

As per our report of even date attached

M/S RAJ HAR GOPAL & CO.

Chartered Accountants

FRN-002074N

CA Gopal Krishan Gupta

Partner

M.No. 081085

Date: 15.05.2026

Place: Agra

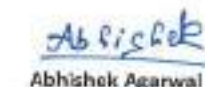
UDIN- 26081085QDSUTE6197

For and on behalf of Board of Director's of
PNC Delhi Industrialinfra Private Limited

Ashish Jain
Managing Director
DIN-03499171


Talluri Raghupati Rao
Director
DIN-01207205


Sachin Paroliya
Chief Financial Officer
PAN: BVCPP8285Q


Abhishek Agarwal
Company Secretary
M.No. A62272

PNC Delhi Industrialinfra Private Limited

CIN:U45200DL2011PTC222046

Statement of profit and loss for the year ended March 31, 2026

		(₹ in Lakhs except earning per share)		
	Particulars	Note	Year ended March 31, 2026	Year ended March 31, 2025
I	Revenue from Operations	20		
II	Other income	21	2,509.67	3,159.24
III	Total Income (I+II)		936.34	740.74
IV	Expenses :		3,446.01	3,899.98
	Employee benefit expense	22		
	Finance Cost		397.15	360.53
	Depreciation and amortization expenses	23	-	-
	Other Expenses	24	9.82	14.35
	Total Expenses (IV)		1,993.97	2,123.74
V	Profit/(Loss) before exceptional items & Tax (III-IV)		2,400.94	2,498.62
VI	Exceptional Items		1,045.07	1,401.36
			1.27	-
VII	Profit/(Loss) before tax (V-VI)		1,043.80	1,401.36
VIII	Tax expense :			
	Current tax	25	121.58	244.85
	Deferred tax	14.1	(430.93)	(154.63)
	Tax of Earlier Years		532.98	-
IX	Profit & (Loss) for the year from Continuing operations (VII-VIII)		820.17	1,311.14
X	Other Comprehensive Income			
	(i) Items that will not be reclassified to profit or loss			
	- Actuarial Gain and (losses) on defined benefit plans		4.59	7.40
	(ii) Income tax relating to above items		(1.34)	(2.15)
XI	Total Comprehensive Income for the year (IX+X)		823.42	1,316.39
	Earning per equity share of ₹ 10 each			
	Basic & Diluted (in ₹)	26	2.34	3.75

The accompanying notes (1-38) form an integral part of the financial statements.

As per our report of even date attached

M/S RAJ HAR GOPAL & CO.

Chartered Accountants

FRN-002074N



CA Gopal Krishan Gupta

Partner

M.No. 081085

Date: 15.05.2026

Place: Agra

UDIN- 26081085QDSUTE6197

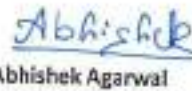
For and on behalf of Board of Director's of

PNC Delhi Industrialinfra Private Limited


Ashish Jain
Managing Director
DIN-03499171


Talluri Raghupati Rao
Director
DIN-01207205


Sachin Paroliya
Chief Financial Officer
PAN: BVCPP8285Q


Abhishek Agarwal
Company Secretary
M.No. A62272

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
A. Cash Flow from Operating Activities		
Net Profit / (Loss) before Tax & exceptional items	1,045.07	1,401.36
Add/Less: Adjustment for		
Interest income	(3.27)	(2.05)
Gain/Loss on fair valuation of Mutual Funds	-	(0.56)
Gain/Loss on sale of Mutual Funds	4.71	(12.09)
Depreciation and Amortisation	9.82	14.35
Other non-operating Income	(937.78)	(721.20)
Other non-cash items	4.59	-
Exceptional item	(1.27)	-
Operating Profit / (Loss) before working capital changes	121.87	679.81
Adjustment of Changes in Working Capital		
Increase/(Decrease) in trade payable	(21.63)	33.26
Increase/(Decrease) in other current Liabilities	(81.61)	(218.11)
Increase/(Decrease) in Provisions	(122.01)	113.32
(Increase)/Decrease in Trade receivables	1,722.35	567.45
(Increase)/Decrease in Non current assets	31.87	(202.45)
(Increase)/Decrease in Current assets	(1,685.65)	(1,732.06)
Cash Generated from/(used) from operating activities	(34.80)	(758.78)
Less: Income Tax Paid	654.56	-
Cash Generated from/(used) from operating activities (A)	(689.37)	(758.78)
B. Cash Flow from Investing Activities		
Interest income(Gain) on FDR	3.27	2.05
Purchase of Investment(FDR)	(650.00)	-
Sale of Fixed deposits	550.00	-
Purchase of Investment(Mutual funds)	(660.00)	-
Sale of Mutual funds	746.94	(28.87)
Other non-operating Income	937.78	721.21
Purchase of Fixed Asset	(1.27)	(0.75)
Net Cash (used in) / generated from Investing Activities (B)	926.71	693.64
C. Cash Flow from Financing Activities		
Net Cash (used in) / generated from Financing Activities (C)	-	-
Net Cash Increase in cash & Cash equivalents (A+B+C)	237.34	(65.14)
Cash & Cash equivalents in beginning	68.51	133.65
Cash & Cash equivalents at the end of the year	305.85	68.51

Note: The cash flow statement is prepared using the "Indirect method" set out in IND AS-7 - Statement of Cash Flows.
The accompanying notes (1-38) form an integral part of the financial statements.

As per our report of even date attached
M/S RAJ HAR GOPAL & CO.
Chartered Accountants
FRN-002074N

CA Gopal Krishan Gupta
Partner
M.No. 081085
Date: 15.05.2026
Place: Agra
UDIN- 26081085QDSUTE6197



For and on behalf of Board of Director's of
PNC Delhi Industrialinfra Private Limited

Ashish Jain
Managing Director
DIN-03499171

Talluri Raghupati Rao
Director
DIN-01207205

Sachin Paroliya
Chief Financial Officer
PAN: BVCPP8285Q

Abhishek Agarwal
Company Secretary
M.No. A62272

PNC Delhi Industrialinfra Private Limited

CIN:U45200DL2011PTC222046

Statement of changes in equity for the year ended March 31, 2026

A. Equity Share Capital

(₹ in Lakhs)

As at April 1, 2025	Changes during the year	As at March 31, 2026
3,500.00	-	3,500.00

B. Other Equity

(₹ in Lakhs)

Particulars	Reserves & Surplus	
	Retained earnings	Total
Balance as at April 1, 2025	13,593.96	13,593.96
Profit for the period	820.17	820.17
Other Comprehensive Income	3.25	3.25
Total comprehensive income for the year	823.42	823.42
Balance as at March 31, 2026	14,417.38	14,417.38

The accompanying notes (1-38) form an integral part of the financial statements.

As per our report of even date attached
M/S RAJ HAR GOPAL & CO.

Chartered Accountants
FRN-002074N

CA Gopal Krishan Gupta
Partner

M.No. 081085

Date: 15.05.2026

Place: Agra

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For and on behalf of Board of Director's of
PNC Delhi Industrialinfra Private Limited

Asish Jain
Managing Director
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PAN: BVCPP8285Q

Talluri Raghupati Rao
Director
DIN-01207205

Abhishek Agarwal
Company Secretary
M.No. A62272

Material Accounting Policies

Company Overview:

The company has been awarded the "Re-Development and Management of Narela Industrial Area in Delhi" and the collected fees to be retained and appropriate as per concession agreement Dated 19.07.2011 with DSIIDC.

1. Basis of Preparation

The financial statements comply in all material aspects with Indian accounting standards notified under sec 133 of the companies act 2013 (the Act)[Companies(Indian accounting standard)Rules, 2015] and other relevant provision of the act.

The financial statement up to year ended 31st march 2019 were prepared in accordance with the accounting standards notified under companies (accounting standard) Rules 2006 (as amended) and other relevant provision of the Act. These financial statements are the first financial statements of the company under Ind AS.

Historical Cost convention

These Financial statements have been prepared on a historical cost basis except for Certain financial assets & Liabilities measured at fair value.

2. Significant Accounting policies adopted by company in preparation of financial statements

Property Plant & Equipment:

Under the previous Indian GAAP, property plant and equipment other than investment property were carried in the balance sheet on the basis of historical cost. The company has regarded the same as deemed cost & presented same values in Ind- AS complaint financials after applying Para D5 of Appendix D of Ind AS 101(First time adoption of Ind AS).

Plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred. The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Plant & Equipment-10 Years (WDV Basis)

Furniture & Fixtures-10 Years

Vehicles- 8 Years

Laboratory Instruments-10 Years

Office Equipment- 5 Years

Computers- 3 Years

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity



Initial recognition and measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

- (i) Financial Asset at amortized cost
- (ii) Financial Asset At Fair Value through OCI
- (iii) Financial Asset at Fair value through P&L

Financial Asset at amortized cost

A 'Financial Asset' is measured at the amortized cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss.

Financial Asset at Fair value through OCI

A 'Financial Asset' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent SPPI. Financial Asset included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI)

Financial Asset at fair Value through P&L

FVTPL is a residual category for Financial Assets. Any financial asset, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the group may elect to designate a Financial asset, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL.

However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch').

Equity Instruments

All equity investments in scope of Ind AS 109 are measured at fair value. For equity instruments, the company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument by-instrument basis. The classification is made on initial recognition and is irrevocable if the group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.

Derogation of Financial asset

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized when:

- The rights to receive cash flows from the asset have expired, or
- The group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
 - (a) the Company has transferred substantially all the risks and rewards of the asset, or
 - (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset



Impairment of financial assets

In accordance with Ind AS 109, the group applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets that are debt instruments, and are measured at amortized cost e.g., loans, debt securities, deposits, trade receivables and bank balance
- Financial assets that are debt instruments and are measured as at FVTOCI
- Lease receivables under Ind AS 17
- Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115 (referred to as 'contractual revenue receivables' in these illustrative financial statements)
- Loan commitments which are not measured as at FVTPL
- Financial guarantee contracts which are not measured as at FVTPL

For recognition of impairment loss financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument.

Financial Liabilities

Initial recognition and measurement

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent Measurement

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognized in the profit or loss.

Financial Liabilities at Amortized Cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Financial guarantee

Derecognition

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

Provisions, Contingent liabilities

Provisions are recognized when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The expense relating to a provision is presented in the statement of profit and loss. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.



A contingent liability is disclosed in case of;

a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation;

a present obligation arising from past events, when no reliable estimate is possible ;

a possible obligation arising from past events, unless the probability of outflow of resources is remote

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date

Service Concession Agreements

The Company constructs & upgrades infrastructure (construction or upgrade services) used to provide a public service and operates and maintains that infrastructure (operation services) for a specified period of time.

These arrangements may include infrastructure used in a public-to-private service concession arrangement for its entire useful life.

Under Appendix C to Ind AS 115 – Service Concession Arrangements, these arrangements are accounted for based on the nature of the consideration. The Financial asset model is used to the extent that the operator has an unconditional contractual right to receive cash or another financial asset from or at the direction of the grantor for the construction services.

Income from the concession arrangements earned under the Financial asset model consists of the (i) fair value of the amount due from the grantor, which is deemed to be fair value of the consideration transferred to acquire the asset;

Any asset carried under concession agreements is derecognized on disposal or when no future economic benefits are expected from its future use or disposal.

Revenue related to SCA :

Revenue related to construction under a service concession arrangement is recognized based on the stage of completion of the work performed

Determination of fair values of trade receivables

The receivable is measured initially at fair value. It is subsequently measured at amortized cost, i.e. the amount initially recognized plus the cumulative interest on that amount minus repayments. The company has measured the trade receivable at cost plus 16% markup initially at FVTPL which are measured subsequently at amortized cost.

Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The company has recognized Finance income on the outstanding balance of trade receivables as a part of revenue from operations.

Interest Income

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss.

Current Income Tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the Group operates and generates taxable income. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.



Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Tax benefits acquired as part of a business combination, but not satisfying the criteria for separate recognition at that date, are recognized subsequently if new information about facts and circumstances change. Acquired deferred tax benefits recognized within the measurement period reduce goodwill related to that acquisition if they result from new information obtained about facts and circumstances existing at the acquisition date. If the carrying amount of goodwill is zero, any remaining deferred tax benefits are recognized in OCI/ capital reserve depending on the principle explained for bargain purchase gains. All other acquired tax benefits realized are recognized in profit or loss.

Sales/ value added taxes paid on acquisition of assets or on incurring expenses

When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognized as part of the cost of acquisition of the asset or as part of the expense item, as applicable. When receivables and payables are stated with the amount of tax included. The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

Employee benefits

Provident Fund: The contribution to provident fund is in the nature of defined contribution plan. The Company makes contribution to statutory provident fund in accordance with the Employees Provident Fund and Miscellaneous Provisions Act, 1952. The contribution paid or payable is recognized as an expense in the period in which services are rendered.

Gratuity (Funded): Gratuity is in the nature of defined benefit plan. The cost is determined using the projected unit credit method with actuarial valuation being carried at cash at each Balance Sheet date by an independent actuary. The retirement benefits obligation recognized in the Balance Sheet represent the present value of defined benefit obligation as adjusted for recognized past service cost. Actuarial gains and losses are recognized in full in the other comprehensive income for the period in which they occur.

All employee benefits payable wholly within twelve months rendering services are classified as short term employee benefits. Benefits such as salaries, wages, short-term compensated absences, performance incentives etc., and the expected cost of bonus, ex-gratia are recognized during the period in which the employee renders related service.

Payments to defined contribution retirement benefit plans are recognized as an expense when employees have rendered the service entitling them to the contribution.



Note 3: Property Plant & Equipment

Particulars	Plant & equipment	Laboratory Instruments	Office equipment	Vehicles	Computers	Furniture & fixtures	Total
Gross carrying value							
At April 01, 2025	13.92	19.33	12.45	26.66	3.27	0.41	76.04
Addition during the year	0.12	-	-	1.16	-	-	1.28
Disposal / Adjustments	-	-	-	-	-	-	-
At March 31, 2026	14.04	19.33	12.45	27.82	3.27	0.41	77.31
Accumulated Depreciation							
At April 01, 2025	10.10	17.29	6.93	11.71	1.36	0.29	47.68
Addition during the year	1.63	1.08	0.68	3.08	0.51	0.03	7.02
Disposal / Adjustments	-	-	-	-	-	-	-
At March 31, 2026	11.73	18.37	7.61	14.79	1.87	0.32	54.69
Net carrying value as at March 31, 2026	2.31	0.95	4.84	13.03	1.40	0.09	22.62

Particulars	Plant & equipment	Laboratory Instruments	Office equipment	Vehicles	Computers	Furniture & fixtures	Total
Gross carrying value							
At April 01, 2024	41.05	19.33	7.52	19.14	1.76	0.41	89.21
Addition during the year	0.11	-	0.78	7.52	-	-	8.41
Disposal / Adjustments	(21.58)	-	-	-	-	-	(21.58)
At March 31, 2025	19.58	19.33	8.30	26.66	1.76	0.41	76.04
Accumulated Depreciation							
At April 01, 2024	19.83	15.45	6.40	9.49	0.89	0.25	52.31
Addition during the year	4.19	1.84	0.53	2.22	0.47	0.04	9.30
Disposal / Adjustments	(13.92)	-	-	-	-	-	(13.92)
At March 31, 2025	10.10	17.29	6.93	11.71	1.36	0.29	47.68
Net carrying value as at March 31, 2025	9.48	2.04	1.37	14.95	0.40	0.12	28.36

Note 4: Intangible Assets

Particulars	Website	Software	Total
Gross carrying value			
At April 01, 2025	0.93	20.26	21.19
Addition during the year	-	-	-
Disposal / Adjustments	-	-	-
At March 31, 2026	0.93	20.26	21.19
Amortization			
At April 01, 2025	0.93	13.93	14.86
Addition during the year	-	2.80	2.80
Disposal / Adjustments	-	-	-
At March 31, 2026	0.93	16.74	17.67
Net carrying value as at March 31, 2026	-	3.52	3.52

Particulars	Website	Software	Total
Gross carrying value			
At April 01, 2024	0.93	20.26	21.19
Addition during the year	-	-	-
Disposal / Adjustments	-	-	-
At March 31, 2025	0.93	20.26	21.19
Amortization			
At April 01, 2024	0.93	8.87	9.80
Addition during the year	-	5.06	5.06
Disposal / Adjustments	-	-	-
At March 31, 2025	0.93	13.93	14.86
Net carrying value as at March 31, 2025	-	6.33	6.33



Note 5: Non- Current Financial Assets

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Service Concession Receivables	2,037.73	5,306.81
Total	2,037.73	5,306.81

Note 6 : Other Non Current Assets

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
TDS and Advance Tax	553.59	585.45
Total	553.59	585.45

Note 7: Current Financial Investment

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Investment in Mutual Funds Nippon Ultra Short	-	91.64
Investment in Term Deposits Term Deposits (More than 3 Months)	100.00	-
Total	100.00	91.64

Particulars	As at March 31, 2026	As at March 31, 2025
Aggregate Book Value of quoted investments	-	90.97
Aggregate market value of quoted investments	-	91.64
Aggregate book value of unquoted investments	-	-
Aggregate amount of impairment on value of investments	-	-

Note 8: Current Trade Receivables

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Secured and Considered Good		
Undisputed Trade Receivables - Considered good	4,703.60	3,156.88
Undisputed Trade Receivables - Considered good	-	-
Undisputed Trade Receivables - which have significant increase in credit risk	-	-
Undisputed Trade Receivables - credit impaired	-	-
Disputed Trade Receivables - Considered good	-	-
Disputed Trade Receivables - which have significant increase in credit risk	-	-
Disputed Trade Receivables - credit impaired	-	-
Total	4,703.60	3,156.88

(₹ in Lakhs)		
Ageing of Trade Receivables	As at March 31, 2026	As at March 31, 2025
Undisputed Trade Receivables - Considered good		
Less than Six Months	571.83	26.41
6 Months - 1 Year	1,260.55	2,407.96
1-2 Years	2,362.38	722.51
2-3 Years	508.84	-
More than 3 years	-	-
Total	4,703.60	3,156.88



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Note 9: Cash and Cash equivalents

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Balances with bank	305.79	67.79
Cash in hand	0.06	0.72
Total	305.85	68.51

Note 10: Other Current financial assets

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Security Deposits	20.37	19.38
Total	20.37	19.38

Note 11 : Other current assets

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Balance with Revenue Authority		
GST Demand Deposit	258.88	258.88
GST Input Tax Credit	87.80	47.60
Advance to Vendors	4.05	8.44
Unsecured Loan*	10,624.00	8,979.13
Others Current Assets	0.99	-
Prepaid Expenses	2.98	-
Total	10,978.70	9,294.05

*Includes ₹ 10,624 Lakhs (P/Y ₹ 8,950 Lakhs) short term loan given to related party ultimate holding PNC Infratech Limited.



Note 12: Share capital

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Authorised		
Equity Shares of ₹ 10/- each		
3,50,00,000 (Previous Year 3,50,00,000)	3,500.00	3,500.00
	3,500.00	3,500.00
Issued, Subscribed & Fully Paid up		
Equity Shares of ₹ 10/- each		
3,50,00,000 (Previous Year 3,50,00,000)	3,500.00	3,500.00
Total	3,500.00	3,500.00

Note 12.1

a Reconciliation of number of shares outstanding at the beginning and at the end of the reporting year:

(Number of Shares)		
Particulars	Nos.	Nos.
Balance as at April 01, 2024	3,50,00,000	3,50,00,000
Add: Issued during the year	-	-
Less: Deductions during the year	-	-
Balance as at March 31, 2025	3,50,00,000	3,50,00,000

b Details of Shareholders holding more than 5% in the company

(Number of Shares)		
Particulars	As at March 31, 2026	As at March 31, 2025
PNC Infra holdings Limited*	3,50,00,000	3,50,00,000

*Includes 10 Equity Shares are held by nominee of PNC Infraholdings Limited

c Details of Promoter Shareholders holding

Particulars	As at March 31, 2026	As at March 31, 2025
Promoter name	No. of Shares	No. of Shares
PNC Infra holdings Limited	3,50,00,000	3,50,00,000
Percentage of total shares		
PNC Infra holdings Limited	100%	100%
Percentage change during the year		
PNC Infra holdings Limited	0%	0%

d Rights, preference and restrictions attached to equity shares:

The Company has only one class of equity shares having par value of ₹ 10 per share. Each shareholder is eligible for one vote per share held. In case any dividend is proposed by the Board of Directors the same is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in the case of Interim Dividend. There are no restrictions attached to Equity Shares.

There are no bonus shares/share issued for consideration other than cash and share bought back immediately preceding Five years.

Note 13: Other Equity

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Reserve and Surplus		
- Retained Earnings		
Balance outstanding at the beginning of the year	13,593.96	12,277.57
Profit for the year	820.17	1,311.14
Remeasurement of post employment benefit obligation (Refer Note- 13.1)	3.25	5.25
Balance outstanding at the close of the year	14,417.38	13,593.96

Note 13.1 : This is an item of Other Comprehensive Income, recognised directly in retained earnings.



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Note 14: Deferred Tax Liability

The balance comprise of difference attributable to:

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Fixed Assets (Tangibles)	(0.50)	(0.31)
Trade Receivable	593.39	1,545.34
Investments	-	0.20
Intangible Assets	(276.03)	(799.14)
Employee Benefit	(13.12)	(12.75)
Net Deferred Tax Liability/(Assets)	303.74	733.34

Note 14.1 Movement of Deferred Tax

(₹ in Lakhs)

Movement In Deferred Tax Liability	Fixed Assets (Tangibles)	Trade Receivable	Investments	Employee Benefit	Intangible Assets	Total
As at April 01, 2025	(0.31)	1,545.34	0.20	(12.75)	(799.14)	733.34
Charged/(credited)						
- to OCI	-	-	-	1.34	-	1.34
- to profit and loss a/c	(0.19)	(951.96)	(0.20)	(1.70)	523.11	(430.93)
As at March 31, 2026	(0.50)	593.39	-	(13.12)	(276.03)	303.74

(₹ in Lakhs)

Movement In Deferred Tax Liability	Fixed Assets (Tangibles)	Trade Receivable	Investments	Employee Benefit	Intangible Assets	Total
As at April 01, 2024	2.65	2,039.52	-	(11.71)	(1,144.65)	885.82
Charged/(credited)						
- to OCI	-	-	-	2.15	-	2.15
- to profit and loss a/c	(2.96)	(494.18)	0.20	(3.19)	345.51	(154.63)
As at March 31, 2025	(0.31)	1,545.34	0.20	(12.75)	(799.14)	733.34



Note 15: Long Term Provisions

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Provision for Gratuity (Refer Note No. 34)	5.46	10.17
Provision for Leave encashment (Refer Note No. 35)	2.80	2.75
Total	9.26	12.92

Note 16: Trade Payables

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Dues of micro and small enterprises	27.30	9.31
Dues of creditor other than micro and small Enterprises	65.80	105.41
Total	93.10	114.72

*Suppliers/Service providers covered under Micro, Small Medium Enterprises Development Act, 2006 have not furnished the information regarding filing of necessary memorandum with the appropriate authority. In view of this, information required to be disclosed u/s 22 of the said Act is not provided.

(₹ in Lakhs)		
Ageing of Trade payables	As at March 31, 2026	As at March 31, 2025
Dues of micro and small enterprises		
Less than 1 Year	27.30	9.31
1-2 Years	-	-
2-3 Years	-	-
More than 3 years	-	-
Unbilled	-	-
Sub-total (A)	27.30	9.31
Dues of creditor other than micro and small Enterprises		
Less than 1 Year	49.87	90.88
1-2 Years	0.09	6.26
2-3 Years	4.37	-
More than 3 years	11.47	8.27
Unbilled	-	-
Sub-total (B)	65.80	105.41
Total (C=A+B)	93.10	114.72

Note 17: Other financial liabilities

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Employee Benefits payable	34.23	37.46
Security Deposit payable	7.93	7.93
Retention hold of Contractors	192.28	276.33
Total	234.44	321.72

Note 18: Other Current Liability

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Statutory dues payable	10.69	5.02
Total	10.69	5.02

Note 19: Provision

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Provision for Income Tax	121.58	244.85
Provision for Gratuity (Refer Note No. 34)	31.77	27.39
Provision for Leave encashment (Refer Note No. 35)	4.02	3.49
Total	157.37	275.73



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Note 20: Revenue From Operations

(₹ in Lakhs)		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
CETP Revenue A/c	1,397.73	1,441.74
Maintenance Revenue A/c	263.27	286.21
Water Charge Revenue A/c	308.79	322.08
Contract Receipts	-	237.82
Parking Charges	89.74	91.02
Finance income of annuity receivable	450.14	780.37
Total	2,509.67	3,159.24

Note 21: Other Income

(₹ in Lakhs)		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Interest on Deposits	3.27	2.05
Profit/(loss) on redemption of Mutual Funds	(4.71)	12.09
Other non-operating income	937.78	721.20
Profit-Sale of Asset	-	4.84
Gain/(loss) on Fair Valuation of Mutual Funds	-	0.56
Total	936.34	740.74

Note 22: Employee Benefit Expenses

(₹ in Lakhs)		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Salaries and wages	371.64	335.13
Gratuity Expense	9.94	8.50
Contribution to provident & other funds	12.63	14.84
Staff welfare expense	2.94	2.06
Total	397.15	360.53

Note 23: Depreciation and amortization

(₹ in Lakhs)		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Depreciation on Tangible Assets	7.02	9.29
Amortisation of Other Intangibles	2.80	5.06
Total	9.82	14.35

Note 24: Other Expenses

(₹ in Lakhs)		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Power & Fuel	371.19	370.58
Consumption of Stores and spares	30.26	48.13
Other expenses-Contract Paid	1,284.80	1,381.00
Rent Expenses	99.29	90.76
Travelling - Others	2.32	3.15
Postage and telephone	8.01	6.73
Legal expenses	22.24	31.51
Printing and stationary	2.17	2.65
Corporate Social Responsibility *	18.00	15.00
Other operational expenses	140.35	160.45
Hire charges of Vehicles	12.46	7.79
Miscellaneous and General Expenses	7.83	4.94
Auditor remuneration**	1.05	1.05
Total	1,993.97	2,123.74

* Refer to Note No. 36

**Remuneration to Auditors (exclusive of GST):

(₹ in Lakhs)		
Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Statutory Audit Fees	0.75	0.75
Others	0.30	0.30
Total	1.05	1.05



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Note 25: Tax Expense

A. Income Tax Expenses

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
(a) Current tax		
Current tax on profit for the year	121.58	244.85
Taxes for prior year	532.98	-
Total Current tax expense	654.56	244.85
(b) Deferred tax		
Decrease (increase) in deferred tax assets	(429.03)	(151.63)
(Decrease) increase in deferred tax liabilities	(1.90)	(3.00)
Total Deferred Tax Expenses	(430.93)	(154.63)
Total Income tax Expense	223.63	90.22

(B) Reconciliation of tax expense and accounting profit multiplied by India's Tax Rate:

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
Profit before tax	1,043.80	1,401.36
Effective income tax rate of 11.65 % (F.Y. 2024-25 17.47%)	121.58	244.85
Tax effect of expenses that are not deductible in determining taxable profit		
Taxes paid for earlier years	532.98	-
Income tax Exempt under 80-IA	-	-
Minimum Alternate tax paid	-	-
Deferred Tax	(430.93)	(154.63)
Total tax expenses as per profit and loss	223.63	90.22

Note: The Effective Income Tax Rate derived after taking effect of MAT Credit Adjustment.

Note 26: Earning Per share

(₹ in Lakhs)		
Particulars	As at March 31, 2026	As at March 31, 2025
(a) Profit/(Loss) available to Equity Shareholders (₹ in lakhs)	820.17	1,311.14
(b) Weighted Average number of Equity Shares	3,50,00,000	3,50,00,000
(c) Nominal value of Equity Shares (in ₹/Share)	10.00	10.00
(d) Basic and Diluted Earnings Per Share [(a)/(b)]	2.34	3.75

Note 27: Operating Segment Information

The Company operates in only one segment, namely "Maintenance & Operation of CEPT project" hence there are no reportable segments under Ind AS-108 "Segment Reporting". Hence, separate business segment information is not applicable.

The Managing director of the company has been identified as The Chief Operating Decision Maker (CODM). The Chief Operating Decision Maker also monitors the operating results as one single segment for the purpose of making decisions about resource allocation and performance assessment and hence, there are no additional disclosures to be provided other than those already provided in the financial statements.

There is only one customer having more than 10% of the total revenue.



Note 28: Related party transactions

(A) List of related parties

(a) Parent Entity

Name	Type	Ownership interest	
		As at March 31, 2026	As at March 31, 2025
PNC Infra Holdings Limited	Immediate Holding company	100%	100%
PNC Infratech Limited	Ultimate Holding	0%	0%

(B) Transactions between related parties

The following transactions were carried out with the related parties in the ordinary course of business.

(₹ in Lakhs)			
Sr. No	Nature of transaction	As at March 31, 2026	As at March 31, 2025
1	Remuneration Jatin Manocha Abhishek Agarwal	0.79 2.56	1.55 -
2	PNC Infratech Limited Unsecured Loan given to PNC Unsecured Loan repayment receive from PNC Others	3,874.00 (2,200.00) -	1,550.00 - 8.28

(C) Balance Outstanding during the year

(₹ in Lakhs)			
Sr. No	Particulars	As at March 31, 2026	As at March 31, 2025
1	PNC Infratech Limited- Short Term Loan	10,624.00	8,950.00
2	PNC Infratech Limited- Others	-	-

(d) Terms and Conditions

The transactions with the related parties are made on term equivalent to those that prevail in arm's length transactions. The assessment is under taken each financial year through examining the financial position of the related party and in the market in which the related party operates.



Note 29: Fair Value Measurement

Financial instruments by category

(₹ in Lakhs)

Particulars	As at March 31, 2026			As at March 31, 2025		
	Amortized Cost	FVTPL	FVTOCI	Amortized Cost	FVTPL	FVTOCI
Financial Asset						
Long Term Trade receivables (Refer Note.5)	-	2,037.73	-	-	5,306.81	-
Investments (Refer Note.7)	-	100.00	-	-	91.64	-
Retentions (Refer Note.10)	20.37	-	-	19.38	-	-
Short Term trade receivables (Refer Note.8)	4,703.60	-	-	3,156.88	-	-
Cash and Bank Balances (Refer Note.9)	305.85	-	-	68.51	-	-
Total Financial Assets	5,029.82	2,137.73	-	3,244.77	5,398.45	-
Financial Liabilities						
Trade payables (Refer Note.16)	93.10	-	-	114.72	-	-
Other Financial Liabilities (Refer Note.17)	234.44	-	-	321.72	-	-
Total Financial Liabilities	327.54	-	-	436.44	-	-

(i) Fair Value Hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are measured at amortized cost and for which fair values are disclosed in financial statements. To provide an indication about the reliability of inputs used in determining fair values, the group has classified its financial instruments into three levels prescribed under the accounting standards.

The following table provides the fair value measurement hierarchy of Company's asset and liabilities, grouped into Level 1 to Level 3 as described below :-

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

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

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

(₹ in Lakhs)

Particulars	Carrying Value March 31, 2026	Fair Value Measurement using		
		Quoted price in Active Market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
(A) Financial Assets and Liabilities measured at amortized cost for which fair values are disclosed at March 31, 2026				
(i) Financial Assets				
Trade Receivables (Refer Note.5)	2,037.73	-	2,037.73	-
Investment (Refer Note.7)	100.00	100.00	-	-
Total	2,137.73	100.00	2,037.73	-
(ii) Financial Liabilities				
Non Current borrowings				
Trade payables (Refer Note.16)	93.10	-	93.10	-
Total	93.10	-	93.10	-



(₹ in Lakhs)

Particulars	Carrying Value March 31, 2025	Fair Value Measurement using		
		Quoted price in Active Market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
(A) Financial Assets and Liabilities measured at amortized cost for which fair values are disclosed at March 31, 2025				
(i) Financial Assets				
Trade Receivables (Refer Note.5)	5,306.81	-	5,306.81	-
Investment (Refer Note.7)	91.64	91.64	-	-
Total	5,398.45	91.64	5,306.81	-
(ii) Financial Liabilities				
Non Current borrowings				
Trade payables (Refer Note.16)	114.72		114.72	
Total	114.72	-	114.72	-

(iii) Valuation techniques used to determine Fair value

The Company maintains policies and procedures to value financial assets or financial liabilities using the best and most relevant data available. The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The following method and assumptions are used to estimate fair values:

- > The Carrying amounts of trade payables, short term borrowings, cash and cash equivalents, current trade receivables, short term deposits/retentions, expenses payable etc. are considered to be their fair value, due to their short term nature.
- > Long-term fixed-rate and variable-rate receivables / borrowings are evaluated by the Company based on parameters such as interest rates, specific country risk factors, credit risk and other risk characteristics. For borrowing fair value is determined by using the discounted cash flow (DCF) method using discount rate that reflects the issuer's borrowings rate. Risk of non-performance for the company is considered to be insignificant in valuation.
- > The fair value of trade receivables, security deposits and retentions are evaluated on parameters such as interest rate and other risk factors. Fair value is being determined by using the discounted cash flow (DCF)
- > Financial assets and liabilities measured at fair value and the carrying amount is the fair value.



Note 30 : FINANCIAL RISK MANAGEMENT

The Company's principal financial liabilities, other than derivatives, comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to manage finances for the Company's operations. The Company principal financial asset includes loan, trade and other receivables, and cash and short-term deposits that arise directly from its operations.

The Company's activities are exposed to market risk, credit risk and liquidity risk.

I. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity price risk. Financial instruments affected by market risk include loans and borrowings, deposits, investments, and derivative financial instruments.

(a) Interest rate risk

The company has no interest bearing loan outstanding at the end of current year and previous year. Thus, the company is not exposed interest rate risk.

(b) Foreign currency risk

The Company by nature does not operates internationally and as the Company has not obtained any foreign currency loans and also doesn't have any foreign currency trade payables and foreign receivables outstanding therefore, the company is not exposed to any foreign exchange risk.

(c) Price Risk

The company does not have any investments in equity and commodity at the current year end and previous year. Therefore the company is not exposed to price risk.

II. Credit risk

Credit risk arises from the possibility that the counterparty will default on its contractual obligations resulting in financial loss to the company. To manage this, the Company periodically assesses the financial reliability of customers, taking into account the financial conditions, current economic trends, and analysis of historical bad debts and ageing of accounts receivable.

The Company considers the probability of default upon initial recognition of assets and whether there has been a significant increase in credit risk on an on going basis through each reporting period. To assess whether there is significant increase in credit risk, it considers reasonable and supportive forward looking information such as:

- (i) Actual or expected significant adverse changes in business.
- (ii) Actual or expected significant changes in the operating results of the counterparty.
- (iii) Financial or economic conditions that are expected to cause a significant change to the counterparty's ability to meet its obligations
- (iv) Significant increase in credit risk on other financial instruments of the same counterparty
- (v) Significant changes in the value of collateral supporting the obligation or in the quality of third party guarantees or credit enhancements.

The company's only source of revenue is from the annuity which it receives from DSIPC, which is a government authority, therefore company is not exposed to any credit risk. Credit risk on cash and cash equivalents is limited as we generally invest in deposits with banks and financial institutions with high credit ratings assigned by international and domestic credit rating agencies.

III. Liquidity Risk

Liquidity risk is defined as the risk that company will not be able to settle or meet its obligation on time or at a reasonable price. The Company's objective is to at all times maintain optimum levels of liquidity to meet its cash and collateral requirements. The Company's management is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risk are overseen by senior management. Management monitors the company's net liquidity position through rolling forecast on the basis of expected cash flows.

The table below provides details regarding the remaining contractual maturities of financial liabilities at the reporting date based on contractual undiscounted payments:

As at March 31, 2025	Carrying Amount	On Demand	Less than One Year	More than one year and less than three year	More than 3 Years	Total
Trade payables (Refer Note.16)	93.10	-	77.26	4.37	11.47	93.10
Other Liabilities (Refer Note.17)	234.44	-	234.44	-	-	234.44
Total	327.54	-	311.70	4.37	11.47	327.54

(₹ in Lakhs)

As at March 31, 2025	Carrying Amount	On Demand	Less than One Year	More than one year and less than three year	More than 3 Years	Total
Trade payables (Refer Note.16)	114.72	-	106.45	-	8.27	114.72
Other Liabilities (Refer Note.17)	321.72	-	321.72	-	-	321.72
Total	436.44	-	428.17	-	8.27	436.44

(₹ in Lakhs)

Financing arrangements:

There are no undrawn facilities at the end of current year and previous years.



Note 31: Capital Management

Risk Management

The primary objective of the Company's Capital Management is to maximize the shareholder value and also maintain an optimal capital structure to reduce cost of capital. In order to manage the capital structure, the Company may adjust the amount of dividend paid to shareholders, return on capital to shareholders, issue new shares or sell assets to reduce debts.

The Company manages its capital structure and makes adjustment in light of changes in economic condition and the requirements of the financial covenants, if any. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus debt.

As of March 31, 2026 the company had only one class of equity shares and has no debt. Consequent to the above capital structure there are no externally imposed capital requirement.

Note-32 Under the Micro, Small and Medium Enterprises Development Act, 2006, which came in to force effective from October 2, 2006. Certain disclosures relating to amounts due to micro, small and medium are required to be made. As the relevant information is not yet readily available and/or not confirmed by such enterprises. It is not possible to give the required information in the accounts. However, in view of the management, the impact of the interest if any, which may subsequently become payable to such enterprises with the provision of the Act, would not be material and the same, if any, would be disclosed in the year of payment of interest.

Note 33:- Additional regulatory information required by Schedule iii to the Companies Act, 2013

- i) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.
- ii) The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- iii) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or
 - b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- iv) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or
 - b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- v) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
- vi) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- vii) The Company is not declared willful defaulter by and bank or financial institution or lender during the year.
- viii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- ix) Quarterly returns or statements of current assets filed by the Company (wherever applicable) with banks or financial institutions are in agreement with the books of accounts.
- x) The Company does not have any borrowings from banks and financial institutions.
- xi) The Company does not have any transactions with companies which are struck off.
- xii) The Company, as mentioned in its Memorandum of Association and Articles of Association, is engaged in nature of business(s) as described in Note 1 of the financial statements. As part of the nature of business described above:
 - a. No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or like on behalf of the Ultimate Beneficiaries.
 - b. The Company has not received any funds from any person(s) or entity(ies) ("Funding Party") with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries."
- xiii) The Company has been maintaining its books of accounts in the SAP which has feature of recording audit trail of each and every transaction, creating an edit log of each change made in books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled, throughout the year as required by proviso to sub rule (1) of rule 3 of The Companies (Accounts) Rules, 2014 known as the Companies (Accounts) Amendment Rules, 2021. However, the audit trail feature is not enabled for direct changes to data in the underlying database in relation to certain users pertaining to SAP HR - Payroll application, which has been enabled subsequently post the year ended March 31, 2025. Additionally, the audit trail of prior year has been preserved by the Company as per the statutory requirements for record retention to the extent it was enabled and recorded in the respective year.
- xiv) Title deeds of all the Intangible Properties disclosed in the financial statements included in Property Plant and Equipments are held in the name of the company at the balance sheet date.



Note 34 Details of Employee Benefit Expenses

The disclosure required by IND AS -19 "Employee Benefits" are as under-

(a) Defined Benefit Plan

The Liability for Employee gratuity is determined on actuarial valuation using projected unit credit method .

The obligations are as under:-

		(₹ in Lakhs)	
A.	Change in defined benefit obligation	March 31, 2026	March 31, 2025
1.	Defined benefit obligation at beginning of period	70.80	65.58
2.	Service cost		
a.	Current service cost	6.50	5.95
b.	Past service cost	1.20	-
c.	(Gain) / loss on settlements	-	-
3.	Interest expenses	4.64	4.56
4.	Cash flows		
a.	Benefit payments from plan	-	-
b.	Benefit payments from employer	-	-
c.	Settlement payments from plan	-	-
d.	Settlement payments from employer	-	-
5.	Remeasurements		
a.	Effect of changes in demographic assumptions	-	-
b.	Effect of changes in financial assumptions	(0.25)	0.69
c.	Effect of experience adjustments	(2.09)	(5.98)
6.	Transfer In /Out		
a.	Transfer In	-	-
b.	Transfer out	-	-
7.	Defined benefit obligation at end of period	80.80	70.80
B.	Change in fair value of plan assets	March 31, 2026	March 31, 2025
1.	Fair value of plan assets at beginning of period	33.23	26.49
2.	Interest income	2.40	2.02
3.	Cash flows		
a.	Total employer contributions		
(i)	Employer contributions	6.94	4.94
(ii)	Employer direct benefit payments	-	-
(iii)	Employer direct settlement payments	-	-
b.	Participant contributions	-	-
c.	Benefit payments from plan assets	-	-
d.	Benefit payments from employer	-	-
e.	Settlement payments from plan assets	-	-
f.	Settlement payments from employer	-	-
4.	Remeasurements		
a.	Return on plan assets (excluding interest income)	(0.01)	(0.21)
5.	Transfer In /Out		
a.	Transfer In	-	-
b.	Transfer out	-	-
6.	Fair value of plan assets at end of period	42.57	33.23
C.	Amounts recognized in the Balance Sheet	March 31, 2026	March 31, 2025
1.	Defined benefit obligation	80.80	70.80
2.	Fair value of plan assets	(42.57)	(33.23)
3.	Funded status	38.23	37.56
4.	Effect of asset ceiling	-	-
5.	Net defined benefit liability (asset)	38.23	37.56



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D.	Components of defined benefit cost		March 31, 2026	March 31, 2025
	1. Service cost			
	a. Current service cost		6.50	5.95
	b. Past service cost		-	-
	c. (Gain) / loss on settlements		-	-
	d. Total service cost		6.50	5.95
	2. Net interest cost			
	a. Interest expense on DBO		4.64	4.56
	b. Interest (income) on plan assets		(2.40)	(2.02)
	c. Interest expense on effect of (asset ceiling)		-	-
	d. Total net interest cost		7.04	6.58
	3. Remeasurements (recognized in OCI)			
	a. Effect of changes in demographic assumptions		-	-
	b. Effect of changes in financial assumptions		(0.25)	0.69
	c. Effect of experience adjustments		(2.09)	(5.98)
	d. (Return) on plan assets (excluding interest income)		(0.01)	(0.21)
	e. Changes in asset ceiling (excluding interest income)		-	-
	f. Total remeasurements included in OCI		(2.33)	(5.08)
	4. Total defined benefit cost recognized in P&L and OCI		11.22	7.45
E.	Re-measurement		March 31, 2026	March 31, 2025
	a. Actuarial Loss/(Gain) on DBO		(2.09)	(5.98)
	b. Returns above Interest Income		(0.01)	(0.21)
	c. Change in Asset ceiling		-	-
	Total Re-measurements (OCI)		(2.33)	(5.08)
F.	Employer Expense (P&L)		March 31, 2026	March 31, 2025
	a. Current Service Cost		6.50	5.95
	b. Interest Cost on net DBO		2.23	2.55
	c. Past Service Cost		1.20	-
	d. Total P&L Expenses		9.94	8.50
G.	Net defined benefit liability (asset) reconciliation		March 31, 2026	March 31, 2025
	1. Net defined benefit liability (asset)		37.56	39.09
	2. Defined benefit cost included in P&L		9.94	8.50
	3. Total remeasurements included in OCI		(2.33)	(5.08)
	4. a. Employer contributions		(6.94)	(4.94)
	b. Employer direct benefit payments		-	-
	c. Employer direct settlement payments		-	-
	5. Net transfer		-	-
	6. Net defined benefit liability (asset) as of end of period		38.23	37.56
H.	Reconciliation of OCI (Re-measurment)		March 31, 2026	March 31, 2025
	1. Recognised in OCI at the beginning of period		(7.56)	(2.48)
	2. Recognised in OCI during the period		(2.33)	(5.08)
	3. Recognised in OCI at the end of the period		(9.89)	(7.56)
I.	Sensitivity analysis - DBO end of Period		March 31, 2026	March 31, 2025
	1. Discount rate +100 basis points		78.35	68.63
	2. Discount rate -100 basis points		82.28	72.17
	3. Salary Increase Rate +1%		82.55	72.37
	4. Salary Increase Rate -1%		79.13	69.29
	5. Attrition Rate +1%		80.89	70.85
	6. Attrition Rate -1%		80.71	70.73



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J.	Significant actuarial assumptions	March 31, 2026	March 31, 2025
	1. Discount rate Current Year	6.68%	6.55%
	2. Discount rate Previous Year	6.55%	6.96%
	3. Salary increase rate	5.0%	5.0%
	4. Attrition Rate	25.0%	25.0%
	5. Retirement Age	60	60
	6. Pre-retirement mortality	IALM(2012-14)	IALM(2012-14)
	7. Disability	Ultimate	Ultimate
		Nil	Nil
K.	Data	March 31, 2026	March 31, 2025
	1. No.	88.00	96.00
	2. Avg. Age (yrs.)	41.20	40.92
	3. Avg. Past Service (yrs.)	8.09	7.18
	4. Avg. Sal. Mly (Rs.)	19,023	17,412
	5. Future Service (yrs.)	18.80	19.08
	6. Weighted average duration of DBO	3.69	3.73
L.	Defined benefit obligation at end of period	March 31, 2026	March 31, 2025
	Current Obligation	31.77	27.39
	Non-Current Obligation	49.03	43.41
	Total	80.80	70.80
M.	Expected cash flows for following year	March 31, 2026	March 31, 2025
	1. Expected employer contributions / Addl. Provision Next Year	42.87	42.14
	2. Expected total benefit payments		
	Year 1	33.89	29.18
	Year 2	13.71	11.81
	Year 3	11.23	9.84
	Year 4	8.75	7.77
	Year 5	7.85	6.11
	Next 5 years	16.48	15.41



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Note 35 Details of Employee Benefit Expenses

The disclosure required by IND AS -19 "Employee Benefits" are as under-

(a) Defined Benefit Plan

The Liability for Employee Leave Encashment is determined on actuarial valuation using projected unit credit method.

The obligations are as under:-

(₹ in Lakhs)

A. Change in defined benefit obligation		March 31, 2026	March 31, 2025
1.	Defined benefit obligation at beginning of period	6.24	5.96
2.	Service cost		
a.	Current service cost	2.37	2.17
b.	Past service cost	0.06	-
c.	(Gain) / loss on settlements	-	-
3.	Interest expenses	0.41	0.42
4.	Cash flows		
a.	Benefit payments from plan	-	-
b.	Benefit payments from employer	-	-
c.	Settlement payments from plan	-	-
d.	Settlement payments from employer	-	-
5.	Remeasurements		
a.	Effect of changes in demographic assumptions	-	-
b.	Effect of changes in financial assumptions	(0.02)	0.05
c.	Effect of experience adjustments	(2.25)	(2.36)
6.	Transfer In /Out		
a.	Transfer In	-	-
b.	Transfer out	-	-
7.	Defined benefit obligation at end of period	6.82	6.24
B. Change in fair value of plan assets		March 31, 2026	March 31, 2025
1.	Fair value of plan assets at beginning of period	-	-
2.	Interest income	-	-
3.	Cash flows		
a.	Total employer contributions		
(i)	Employer contributions	-	-
(ii)	Employer direct benefit payments	-	-
(iii)	Employer direct settlement payments	-	-
b.	Participant contributions	-	-
c.	Benefit payments from plan assets	-	-
d.	Benefit payments from employer	-	-
e.	Settlement payments from plan assets	-	-
f.	Settlement payments from employer	-	-
4.	Remeasurements		
a.	Return on plan assets (excluding interest income)	-	-
5.	Transfer In /Out		
a.	Transfer In	-	-
b.	Transfer out	-	-
6.	Fair value of plan assets at end of period	-	-
C. Amounts recognized in the Balance Sheet		March 31, 2026	March 31, 2025
1.	Defined benefit obligation	6.82	6.24
2.	Fair value of plan assets	-	-
3.	Funded status	6.82	6.24
4.	Effect of asset ceiling	-	-
5.	Net defined benefit liability (asset)	6.82	6.24



A. Change in defined benefit obligation		March 31, 2026	March 31, 2025
D. Components of defined benefit cost		March 31, 2026	March 31, 2025
1. Service cost			
a. Current service cost		2.37	2.17
b. Past service cost		0.06	-
c. (Gain) / loss on settlements		-	-
d. Total service cost		2.44	2.17
2. Net interest cost			
a. Interest expense on DBO		0.41	0.42
b. Interest (income) on plan assets		-	-
c. Interest expense on effect of (asset ceiling)		-	-
d. Total net interest cost		0.41	0.42
3. Remeasurements			
a. Effect of changes in demographic assumptions		-	-
b. Effect of changes in financial assumptions		(0.02)	0.05
c. Effect of experience adjustments		(2.25)	(2.36)
d. (Return) on plan assets (excluding interest income)		-	-
e. Changes in asset ceiling (excluding interest income)		-	-
f. Total remeasurements		(2.26)	(2.31)
4. Total defined benefit cost (Including Remeasurements)		0.58	0.28
E. Re-measurement		March 31, 2026	March 31, 2025
a. Actuarial Loss/(Gain) on DBO		(2.26)	(2.31)
b. Returns above Interest Income		-	-
c. Change in Asset ceiling		-	-
Total Re-measurements		(2.26)	(2.31)
F. Employer Expense (P&L)		March 31, 2026	March 31, 2025
a. Current Service Cost		2.37	2.17
b. Interest Cost on net DBO		0.41	0.42
c. Past Service Cost		0.06	-
d. Total P&L Expenses (including remeasurements)		0.58	0.28
G. Net defined benefit liability (asset) reconciliation		March 31, 2026	March 31, 2025
1. Net defined benefit liability (asset)		6.24	5.96
2. Defined benefit cost included in P&L		0.58	0.28
3. a. Employer contributions		-	-
b. Employer direct benefit payments		-	-
c. Employer direct settlement payments		-	-
4. Net transfer		-	-
5. Net defined benefit liability (asset) as of end of period		6.82	6.24
H. Significant actuarial assumptions		March 31, 2026	March 31, 2025
1. Discount rate Current Year		6.68%	6.55%
2. Discount rate Previous Year		6.55%	7.00%
3. Salary increase rate		5.0%	5.0%
4. Attrition Rate		25.0%	25.0%
5. Retirement Age		60	60
		IALM(2012-14)	IALM(2012-14)
6. Pre-retirement mortality		Ultimate	Ultimate
7. Disability		Nil	Nil
I. Data		March 31, 2026	March 31, 2025
1. No.		88	96
2. Avg. Age (yrs.)		41.20	40.92
3. Total LE Days		792	842
4. Avg. Sal. Mly (Rs.)		19,023	17,412
5. Weighted average duration of DBO		3.69	3.73



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A. Change in defined benefit obligation		March 31, 2026	March 31, 2025
J	Defined benefit obligation at end of period	March 31, 2026	March 31, 2025
	Current Obligation		
	Non-Current Obligation	4.02	3.49
	Total	2.81	2.75
K.	Expected cash flows for following year		
	1. Expected employer contributions / Addl. Provision Next Year	March 31, 2026	March 31, 2025
	2. Expected total benefit payments		
	Year 1	2.37	2.17
	Year 2	4.28	3.72
	Year 3	0.78	0.77
	Year 4	0.62	0.61
	Year 5	0.49	0.48
	Next 5 years	0.47	0.38
		0.88	0.93



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PNC Delhi Industrialinfra Private Limited

CIN:U45200DL2011PTC222046

Note No. 35:- Disclosure on CSR Expenses for the year ended on March 31, 2026

(₹ in Lakhs)

Sr. No.	Particulars	Year Ended 31st March 2026	Year Ended 31st March 2025
1	Amount required to be spent by the company during the year	17.55	14.61
2	Amount of expenditure incurred	18.00	15.00
3	(Shortfall) Excess at the end of the year	0.45	0.39
4	Total of previous years (shortfall) Excess	0.39	0.05
5	Reason for shortfall	Not Applicable	Not Applicable
6	Nature of CSR activities	Program For Clothes Distributions	Promoting Healthcare, Education, and Malnutrition, Eradicating Hunger and making available safe drinking water
7	Details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard.	Not Applicable	Not Applicable
8	Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately.	Not Applicable	Not Applicable



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The following are analytical ratios for the year ended March 31, 2026 and March 31, 2025

Sr. No.	Particulars	Year ended			
		March 31, 2026	March 31, 2025	Variances (%)	Reasons for Variance if > 25%
1	Current Ratio (times) (Current Assets) / Current Liabilities excluding current maturities of long term borrowings)	32.50	17.61	84.56%	Due to Increase in Trade Receivable and Other Current Assets in the Current Financial Year March 31, 2026.
2	Debt-Equity Ratio (times) (Long-term borrowings + Short-term borrowings including current maturities of long term borrowings) / (Equity Share Capital + Other Equity)	-	-	-	Not Applicable
3	Debt Service Coverage Ratio (DSCR) (times) (PBT+ Finance Cost + Depreciation + Exceptional Item) / Finance Cost + Lease Payment + Principal repayment of Long Term Debt Excluding Pre-payment)	-	-	-	Not Applicable
4	Return on Equity Ratio (%) (PAT) / (Equity Share Capital + Other Equity Equity)	4.58%	7.67%	-40.32%	Due to Decrease in Profits in the Current Financial Year March 31, 2026.
5	Inventory turnover Ratio (times) (Cost of Goods sold) / Average inventory Cost of Goods sold = Cost of materials consumed + Contract Paid + Construction expenses	-	-	-	Not Applicable
6	Trade Receivable turnover Ratio (times) (Revenue from operation) / Average Trade Receivable)	0.89	1.55	-42.38%	Due to Decrease in Revenue and Trade Receivable in the Current Financial Year March 31, 2026.
7	Trade Payable turnover Ratio (times) (Contract Paid) / Average Creditor)	14.72	14.08	4.56%	Not Applicable
8	Net Capital turnover Ratio (times) (Revenue from operation) / (CA - CL (Excluding Current Maturity of Long term Borrowings)	0.16	0.27	-39.38%	Due to Decrease in Revenue and Increase in Trade Receivable in the Current Financial Year March 31, 2026.
9	Net Profit Ratio (%) (PAT) / Revenue from operation	32.68%	41.50%	-21.26%	Due to Decrease in Profits and Revenue in the Current Financial Year March 31, 2026.
10	Return on Capital employed (%) (EBITDA) / Capital employed (Capital Employed:- Total Assets - Current Liability Excluding Current Maturities of Long term Borrowing)	5.78%	7.94%	-27.17%	Due to Decrease in Profits in the Current Financial Year March 31, 2026.
11	Return on Investment (%) (PAT) / Total Assets	4.38%	7.07%	-38.01%	Due to Decrease in Profits in the Current Financial Year March 31, 2026.

Note No. 38

The figures of the previous year have been regrouped / rearranged wherever necessary to make them comparable with the current year figures.

The accompanying notes (1-38) form an integral part of the financial statements.

As per our report of even date attached

M/S RAJ HAR GOPAL & CO.

Chartered Accountants

FRN-002074N

CA Gopal Krishan Gupta

Partner

M.No. 081085

Date: 15.05.2026

Place: Agra

UDIN- 26081085QD5UTE6197

For and on behalf of Board of Director's of
PNC Delhi Industrial Infra Private Limited

Ashish Jain
Managing Director
DIN-03499171

Sachin Paroliya
Chief Financial Officer
PAN: BVCP8285Q

Telluri Raghupati Rao
Director
DIN-01207205

Abhishek Agarwal
Company Secretary
M.No. A62272